HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2013

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New Home Construction

The Vancouver Census Metropolitan Area (CMA) recorded 1,260 housing starts in May 2013, compared to 1,692 units for the same month one year ago. During this period, housing starts increased for single-detached homes and declined for multiple-family homes. Approximately 56 per cent of May 2013 housing starts were in the Cities of Vancouver and Burnaby. Overall, housing starts for May 2013 were below the ten year average of 1,508 home starts for the month.

The inventory of completed and unabsorbed housing units rose year-over-year in May 2013 despite increased absorption. The number of completed and unabsorbed units was 1,365 for single-detached homes

Figure 1

Source: CMHC Starts and Completions Survey

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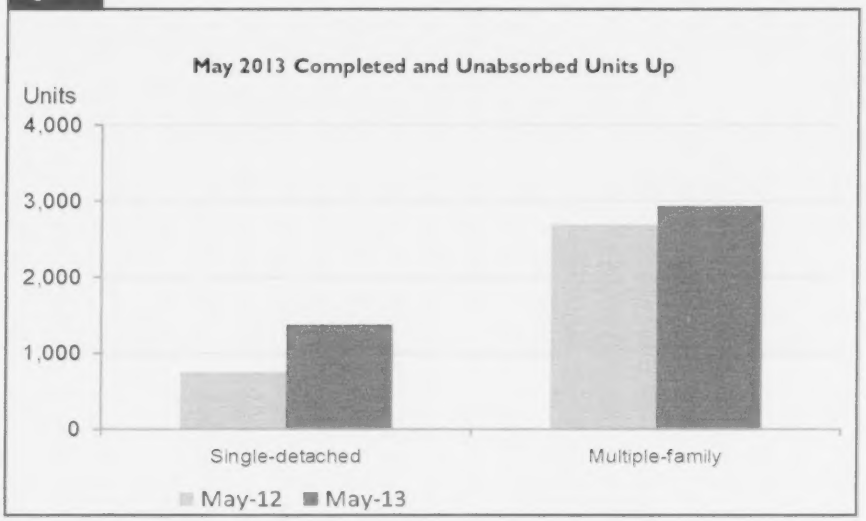
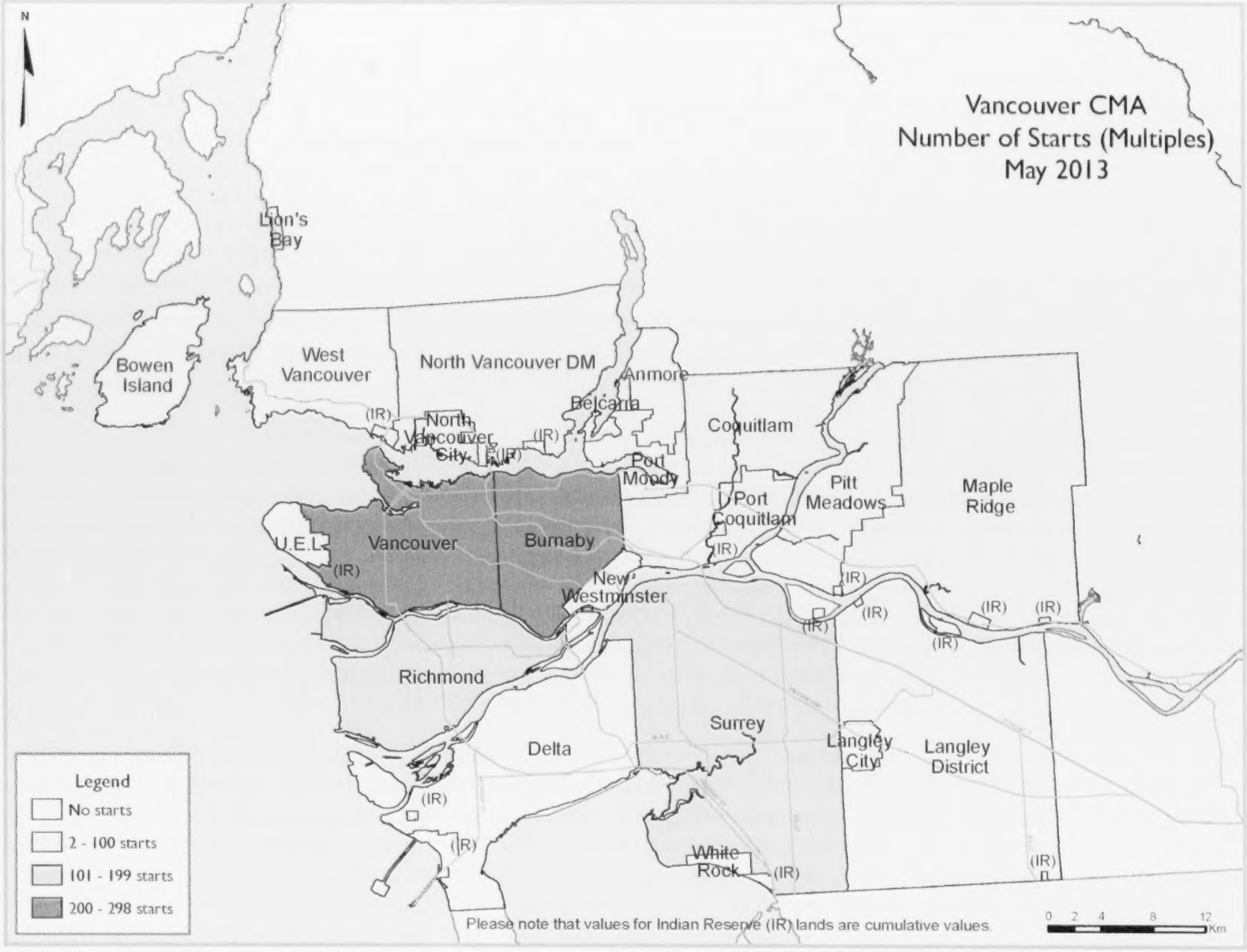
compared to 750 units a year ago, and 2,930 units for multiple-family homes compared to 2,684 units 12 months prior.

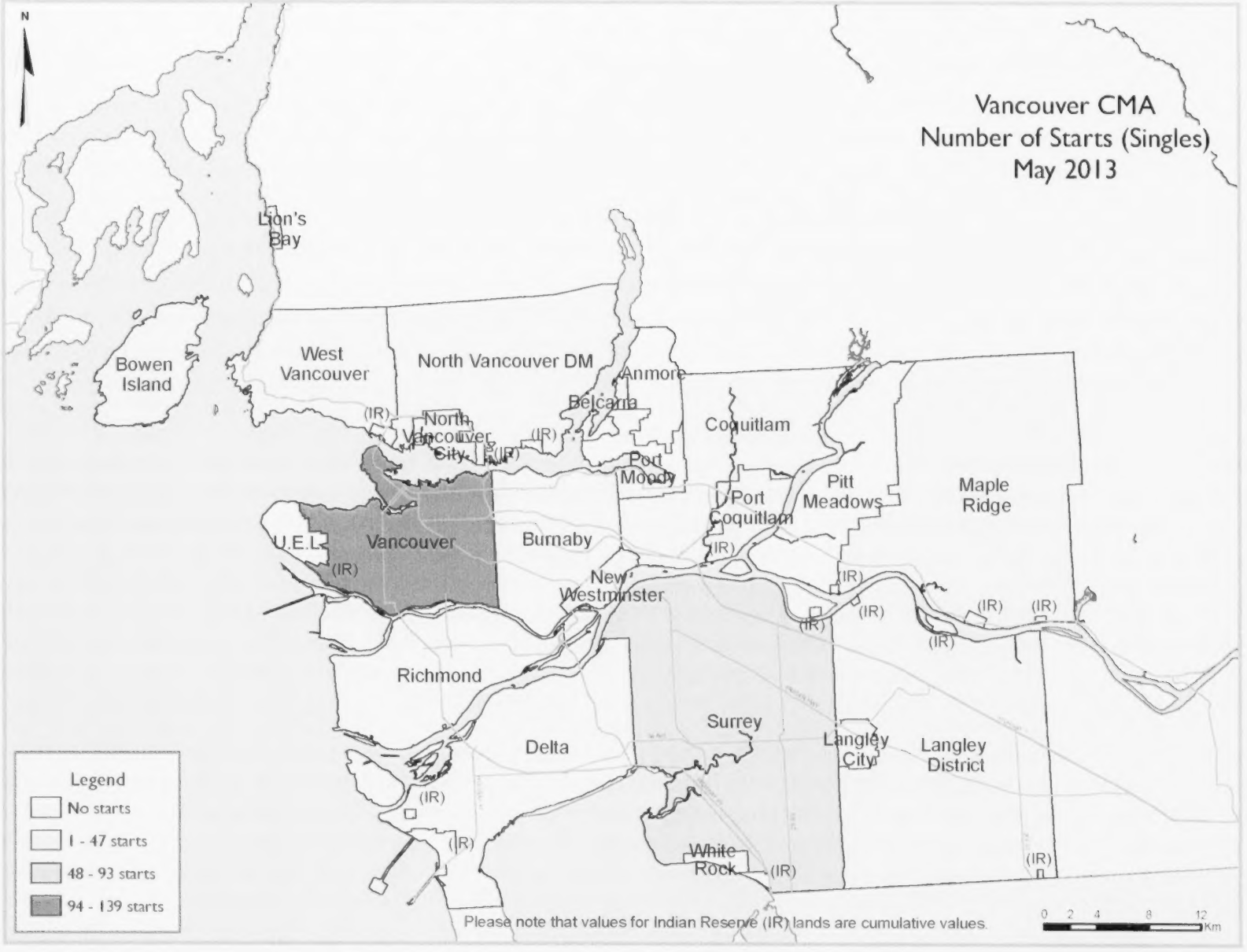
In the Abbotsford-Mission CMA, construction started on 78 new homes, up from the 29 starts recorded in May 2012. The increase was largely due to more multiple-family homes being started, the majority of which were in Abbotsford City.

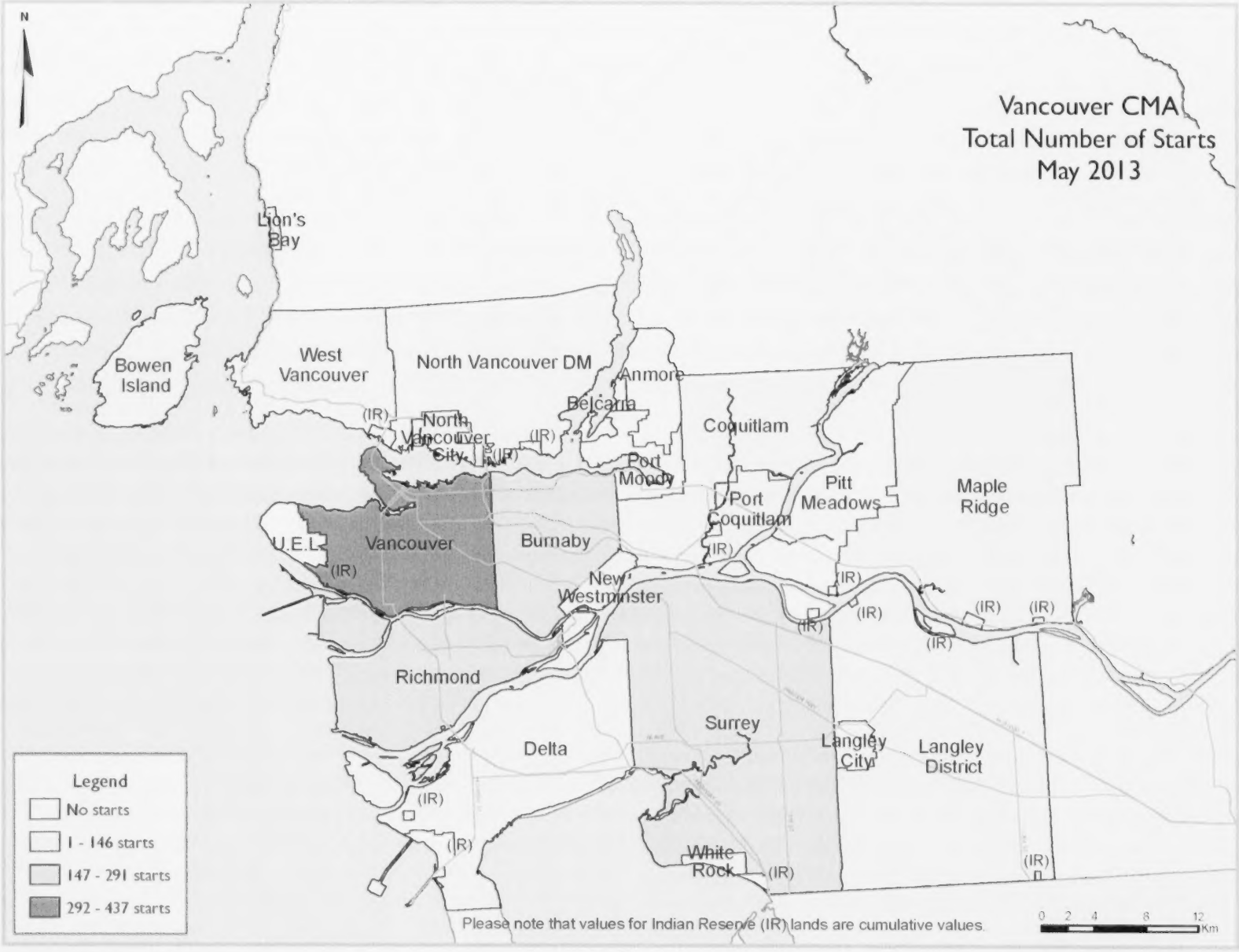
Figure 2

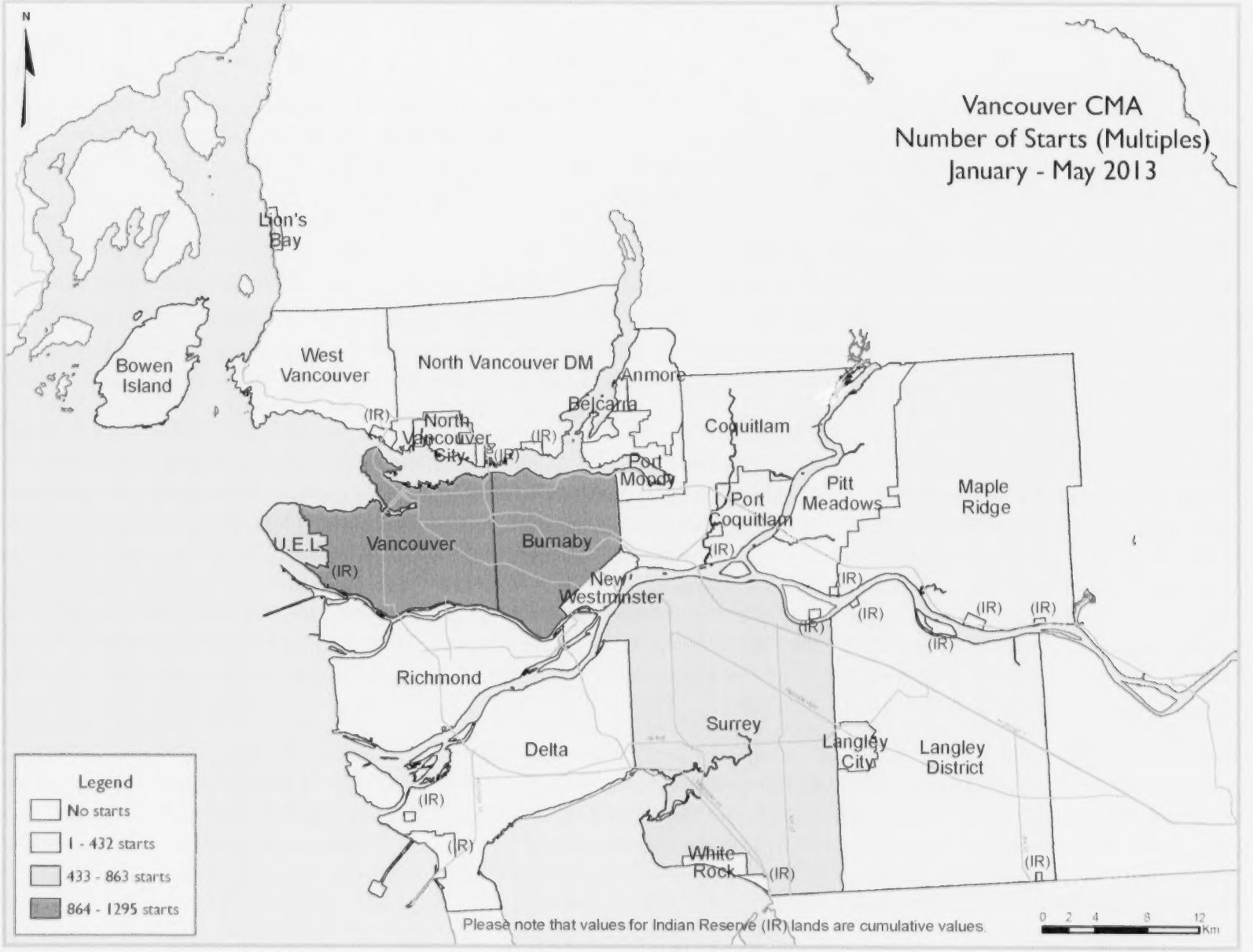


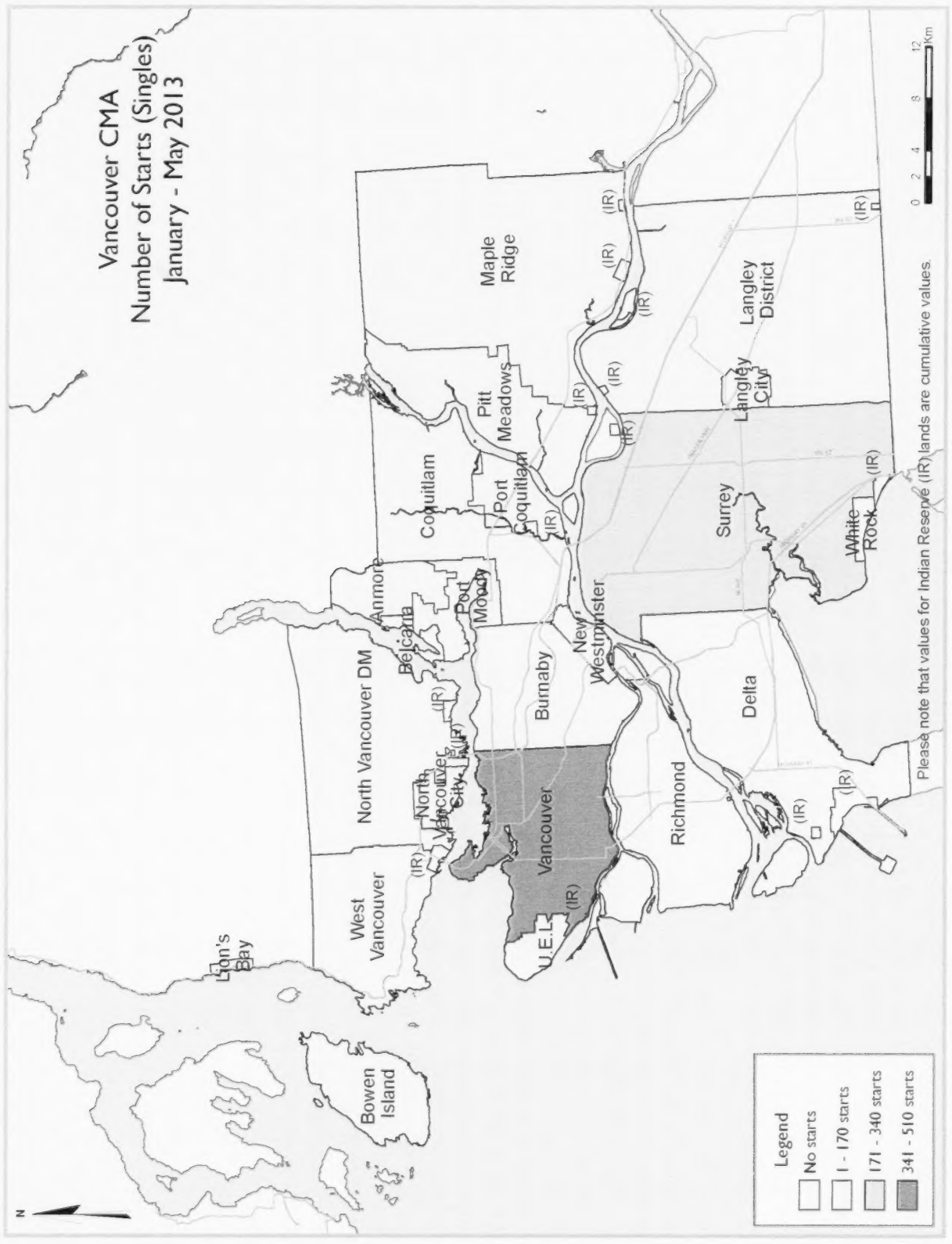
Source: CMHC Starts and Completions Survey

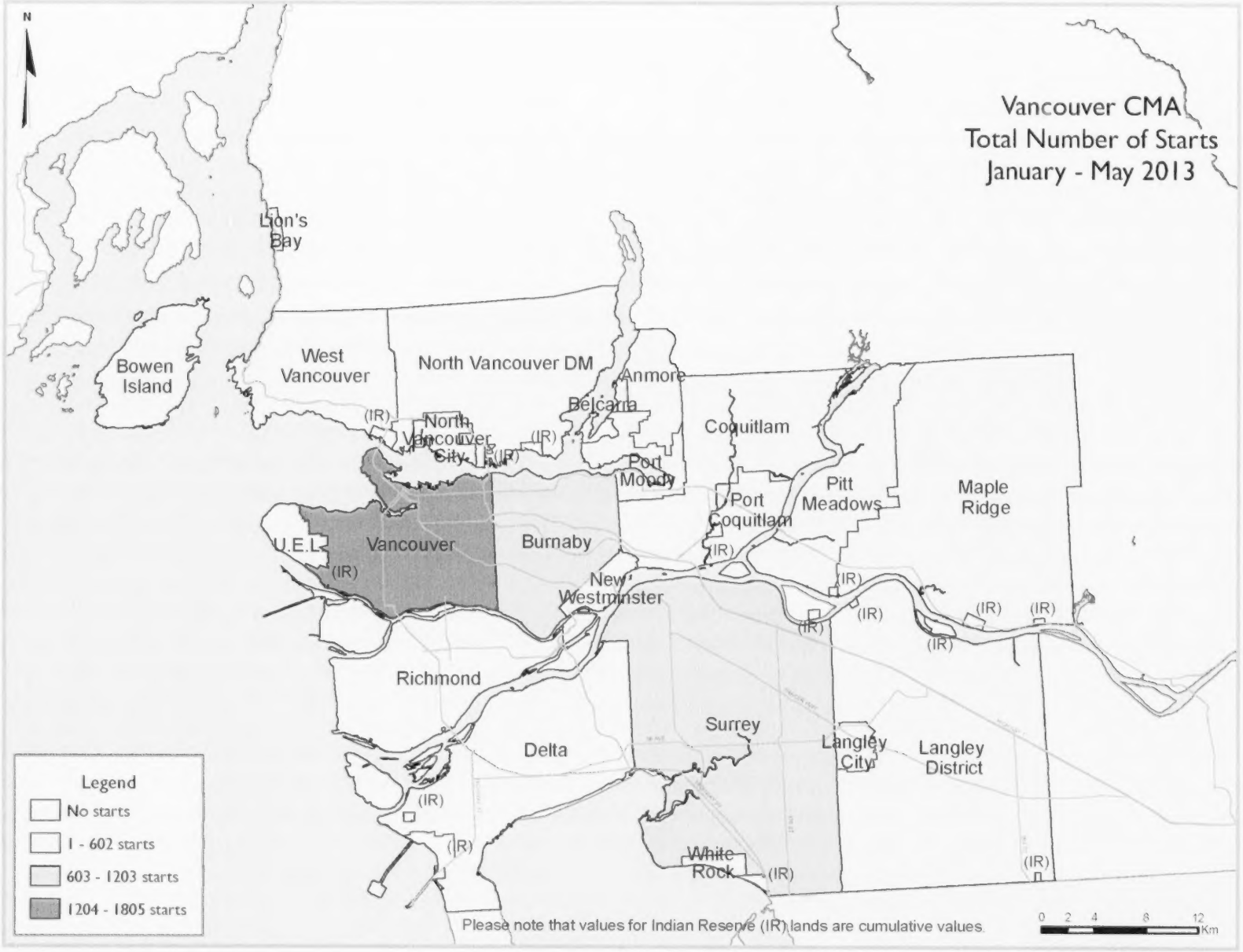

Vancouver CMA
Number of Starts (Multiples)
May 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 100 starts
101 - 199 starts
200 - 298 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

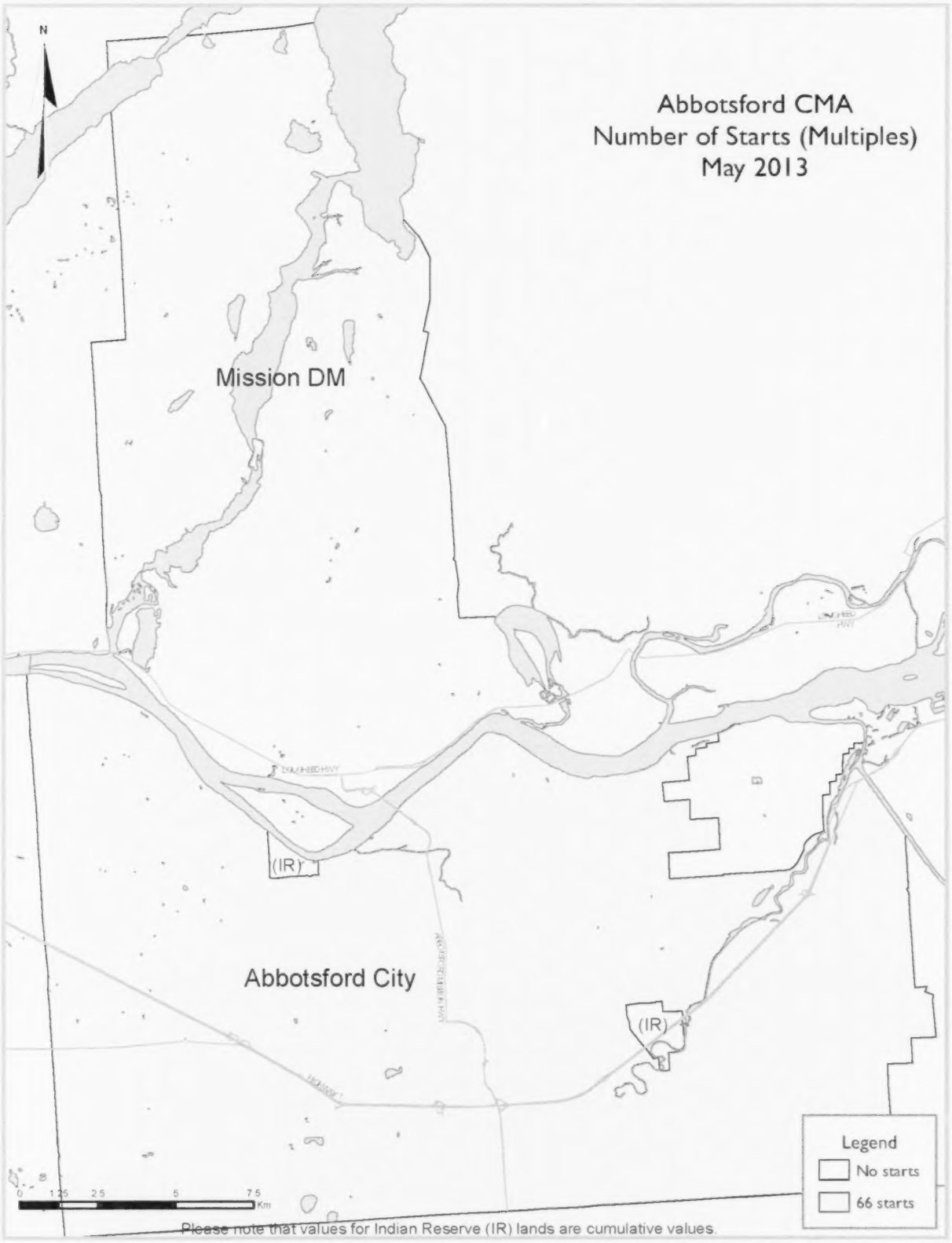

N
Vancouver CMA
Number of Starts (Singles)
May 2013
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 47 starts
48 - 93 starts
94 - 139 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Total Number of Starts
May 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 146 starts
147 - 291 starts
292 - 437 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

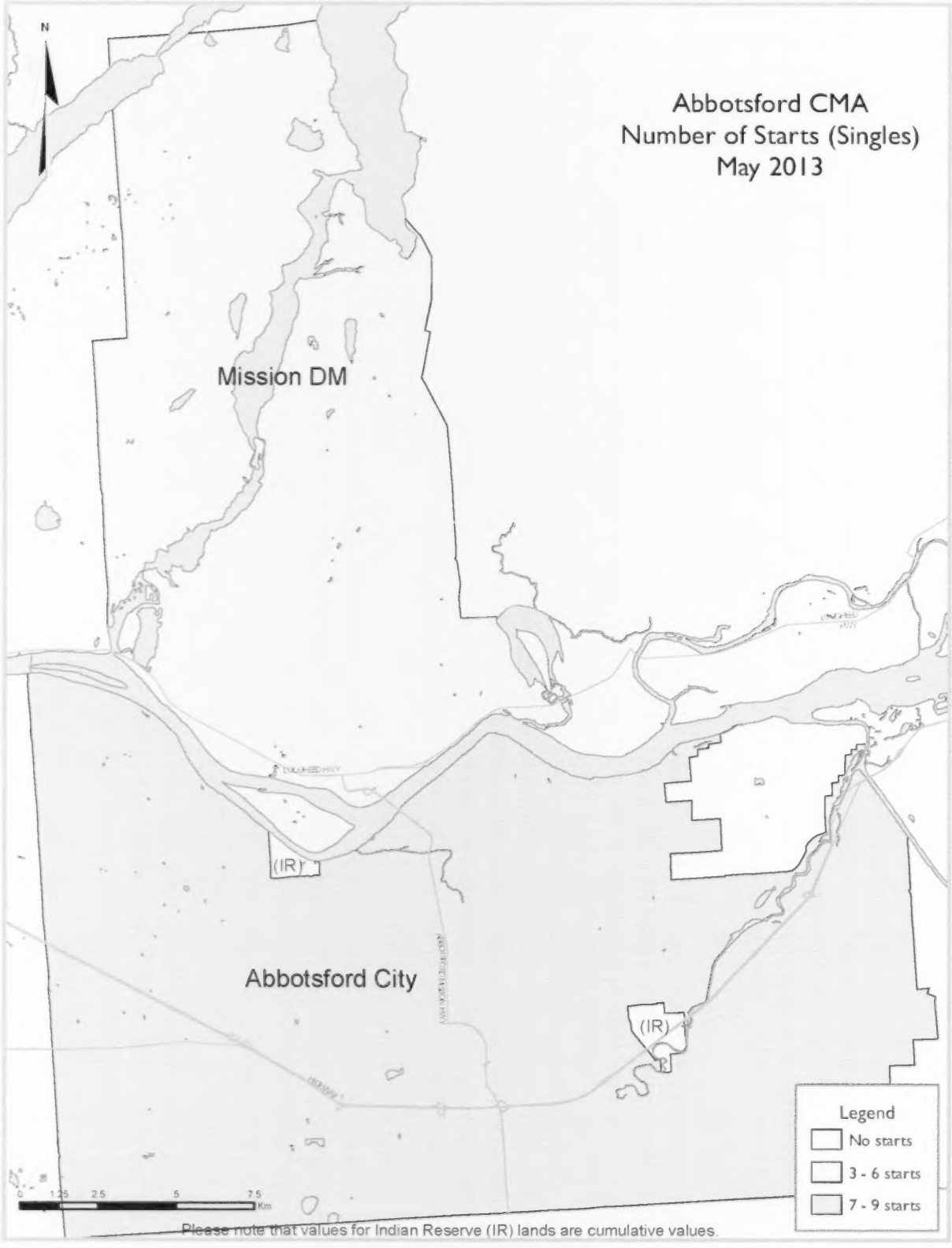

Vancouver CMA
Number of Starts (Multiples)
January - May 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 432 starts
433 - 863 starts
864 - 1295 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

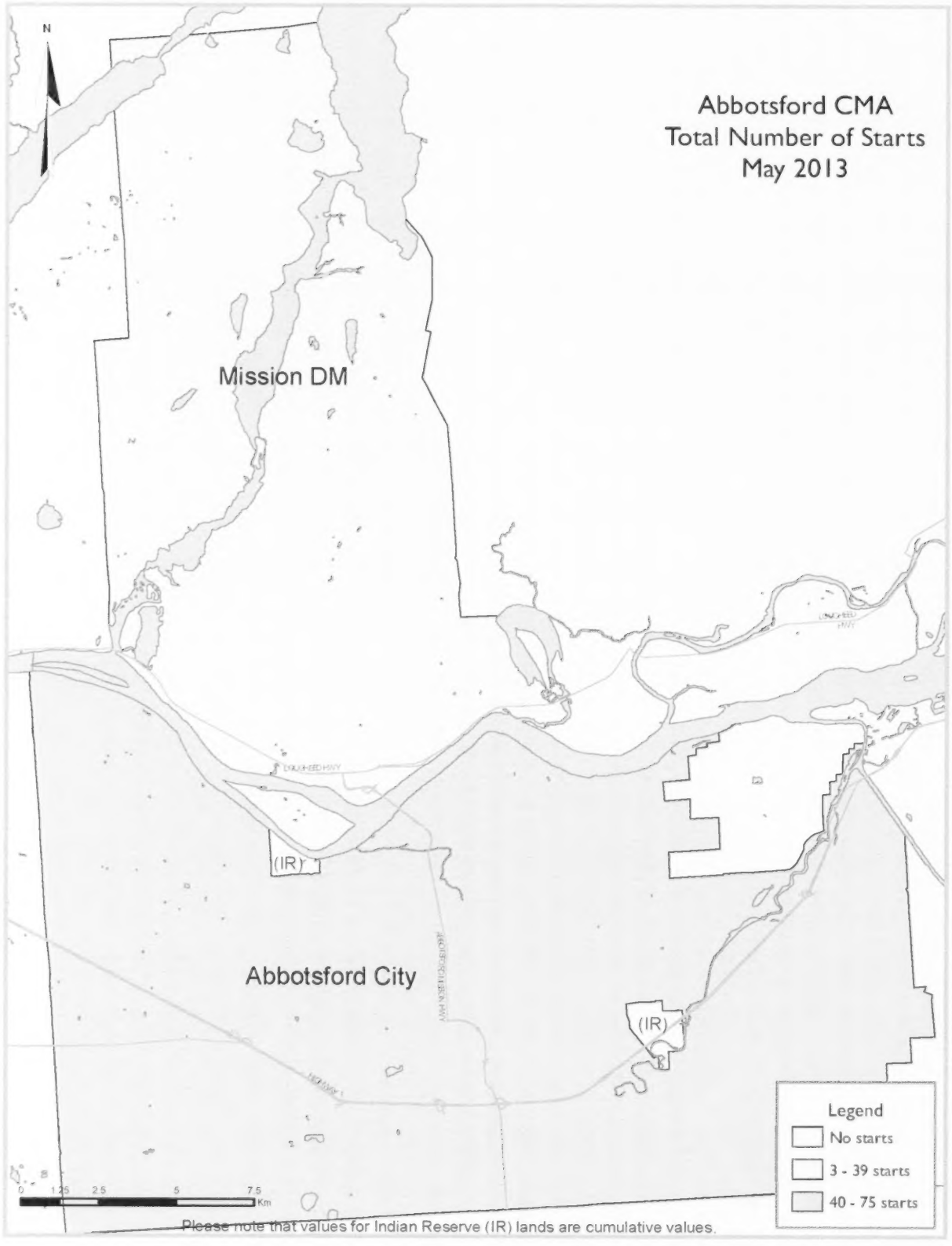

Vancouver CMA
Number of Starts (Singles)
January - May 2013
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 170 starts
171 - 340 starts
341 - 510 starts
0 2 4 8 12 Km
N

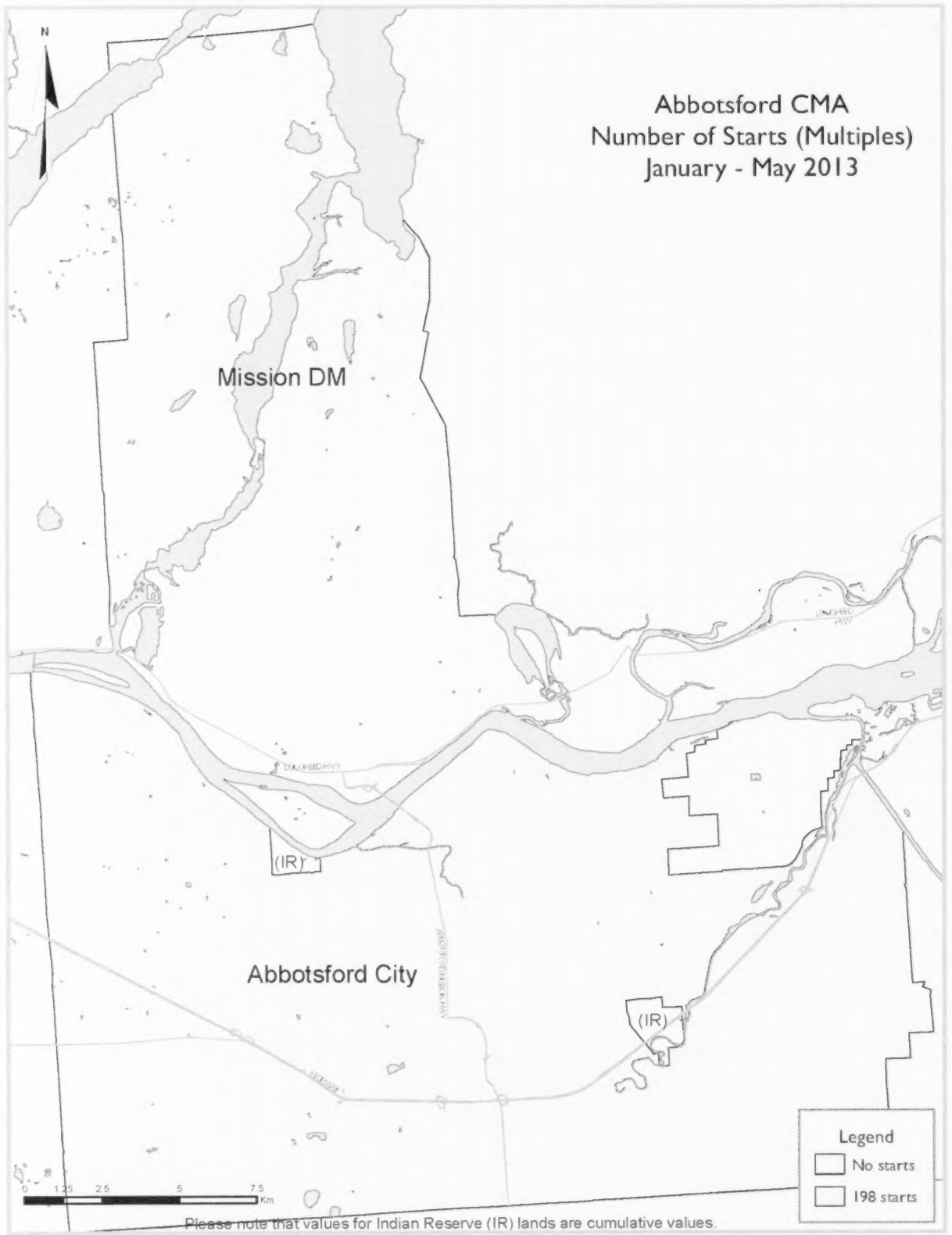

Vancouver CMA
Total Number of Starts
January - May 2013
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 602 starts
603 - 1203 starts
1204 - 1805 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

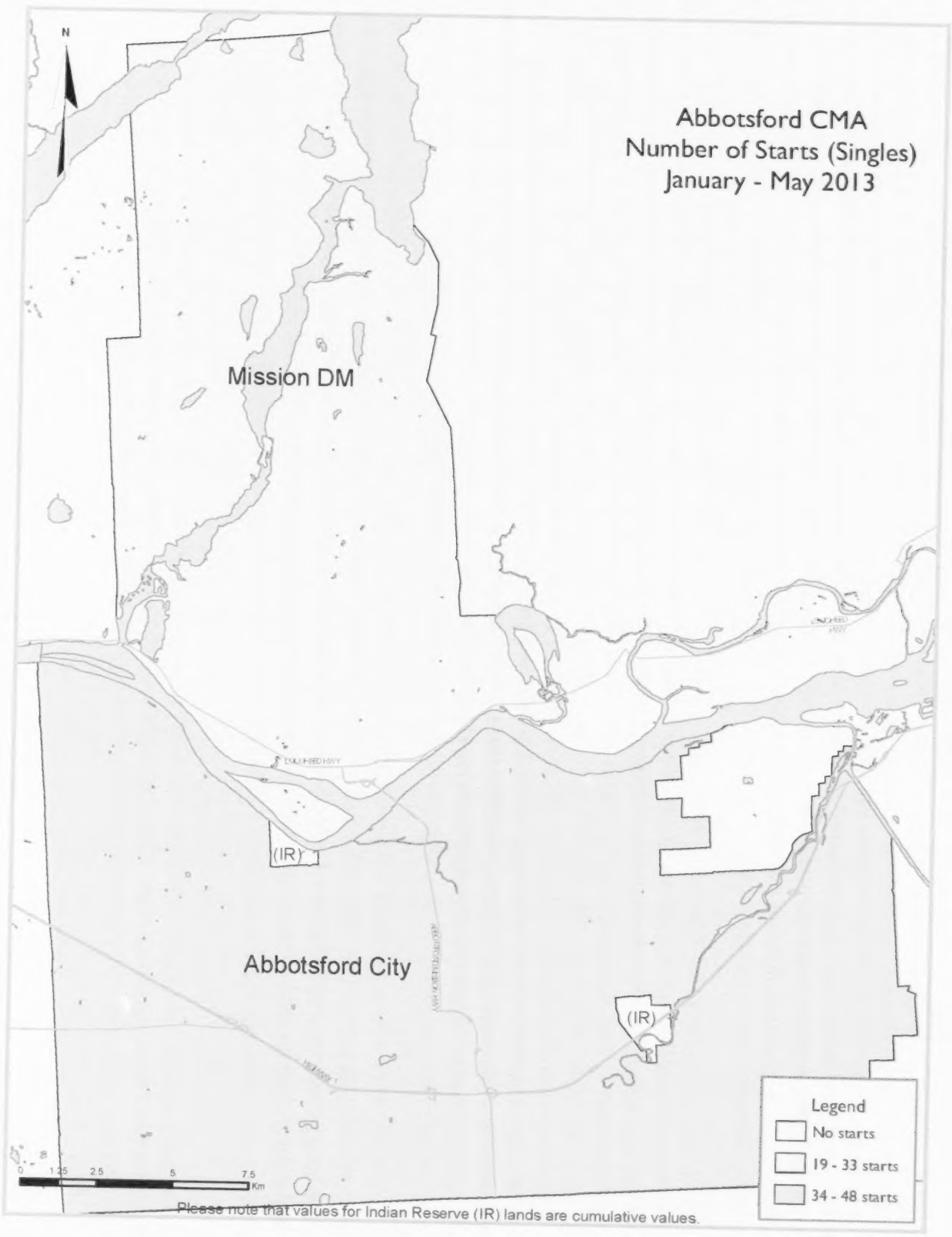


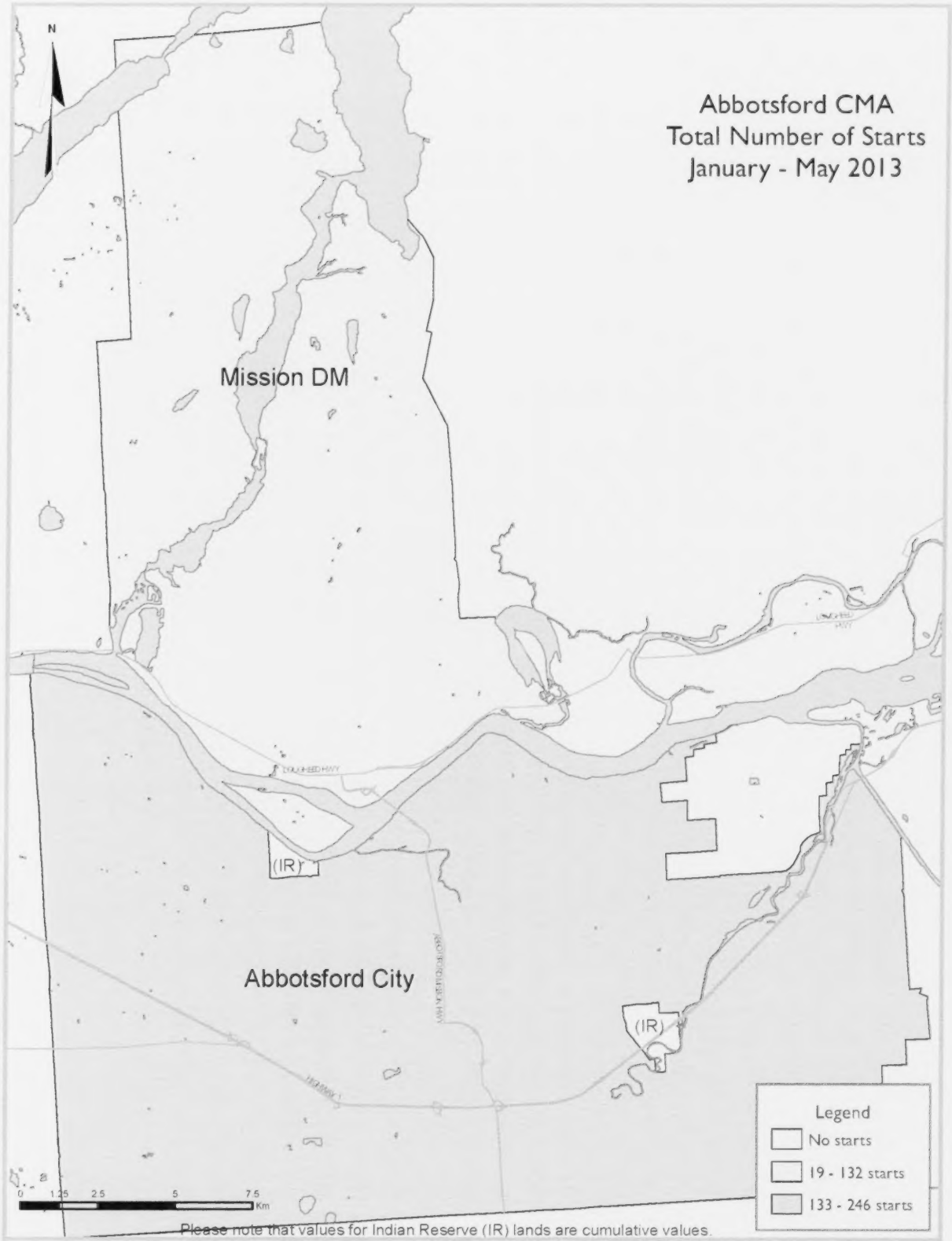
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
May 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
3 - 6 starts
7 - 9 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
May 2013
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
3 - 39 starts
40 - 75 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - May 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
198 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - May 2013
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
19 - 33 starts
34 - 48 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	318	42	0	3	103	550	50	194	1,260
May 2012	288	30	251	3	296	785	36	3	1,692
% Change	10.4	40.0	-100.0	0.0	-65.2	-29.9	38.9	**	-25.5
Year-to-date 2013	1,296	172	0	20	869	2,991	222	1,174	6,744
Year-to-date 2012	1,166	108	881	7	1,154	4,063	130	146	7,655
% Change	11.1	59.3	-100.0	185.7	-24.7	-26.4	70.8	**	-11.9
UNDER CONSTRUCTION									
May 2013	3,621	380	55	33	1,854	13,311	416	2,817	22,487
May 2012	3,240	268	2,346	29	2,292	11,761	330	1,411	21,677
% Change	11.8	41.8	-97.7	13.8	-19.1	13.2	26.1	99.6	3.7
COMPLETIONS									
May 2013	383	30	8	3	143	1,046	56	125	1,794
May 2012	178	18	148	6	263	565	19	160	1,357
% Change	115.2	66.7	-94.6	-50.0	-45.6	85.1	194.7	-21.9	32.2
Year-to-date 2013	1,549	116	11	27	925	3,471	178	888	7,165
Year-to-date 2012	1,059	92	638	12	1,382	3,231	91	312	6,817
% Change	46.3	26.1	-98.3	125.0	-33.1	7.4	95.6	184.6	5.1
COMPLETED & NOT ABSORBED									
May 2013	1,351	129	412	14	724	1,663	n/a	n/a	4,293
May 2012	706	67	366	8	555	1,690	n/a	n/a	3,392
% Change	91.4	92.5	12.6	75.0	30.5	-1.6	n/a	n/a	26.6
ABSORBED									
May 2013	353	29	66	4	189	970	n/a	n/a	1,611
May 2012	173	21	112	3	241	574	n/a	n/a	1,124
% Change	104.0	38.1	-41.1	33.3	-21.6	69.0	n/a	n/a	43.3
Year-to-date 2013	1,211	82	283	24	959	3,249	n/a	n/a	5,808
Year-to-date 2012	1,069	112	544	4	1,390	3,047	n/a	n/a	6,166
% Change	13.3	-26.8	-48.0	**	-31.0	6.6	n/a	n/a	-5.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
May 2013	26	4	0	0	0	239	0	0	269
May 2012	34	8	0	0	0	104	0	0	146
Delta									
May 2013	7	18	0	0	0	0	0	1	26
May 2012	2	10	12	0	13	0	0	0	37
Langley									
May 2013	27	0	0	3	12	0	1	5	48
May 2012	12	0	28	3	62	0	1	0	106
Maple Ridge / Pitt Meadows									
May 2013	19	0	0	0	24	0	2	0	45
May 2012	11	0	0	0	0	0	0	0	11
New Westminster									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	11	0	0	0	0	0	0	0	11
North Vancouver									
May 2013	9	2	0	0	0	0	0	3	14
May 2012	4	4	12	0	0	0	0	0	20
Richmond									
May 2013	35	4	0	0	5	125	0	8	177
May 2012	26	0	38	0	6	211	2	0	283
Surrey									
May 2013	59	0	0	0	53	33	2	21	168
May 2012	80	0	32	0	151	0	10	0	273
Tri-Cities									
May 2013	30	10	0	0	4	0	0	14	58
May 2012	26	0	60	0	45	109	0	0	240
University Endowment Lands									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2013	94	4	0	0	0	153	45	141	437
May 2012	62	8	69	0	15	361	23	3	541
West Vancouver									
May 2013	9	0	0	0	0	0	0	0	9
May 2012	9	0	0	0	4	0	0	0	13
White Rock									
May 2013	1	0	0	0	5	0	0	1	7
May 2012	8	0	0	0	0	0	0	0	8
Indian Reserves									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2013	318	42	0	3	103	550	50	194	1,260
May 2012	288	30	251	3	296	785	36	3	1,692

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
May 2013	347	118	0	0	64	2,188	0	6	2,723
May 2012	350	110	0	0	41	1,938	0	64	2,503
Delta									
May 2013	103	68	0	3	10	118	0	34	336
May 2012	50	28	36	0	34	103	1	0	252
Langley									
May 2013	191	2	0	15	124	295	1	71	699
May 2012	136	4	148	20	271	417	2	0	998
Maple Ridge / Pitt Meadows									
May 2013	153	0	0	0	65	334	3	0	555
May 2012	122	0	0	0	84	155	2	117	480
New Westminster									
May 2013	28	8	0	0	96	709	0	25	866
May 2012	48	2	0	0	28	487	0	0	565
North Vancouver									
May 2013	163	8	8	1	20	851	6	127	1,184
May 2012	76	12	124	5	101	429	3	222	972
Richmond									
May 2013	304	8	14	5	167	1,762	9	234	2,503
May 2012	495	2	422	3	138	1,928	7	228	3,223
Surrey									
May 2013	663	4	12	0	889	831	36	183	2,618
May 2012	648	8	410	0	980	854	41	6	2,947
Tri-Cities									
May 2013	237	32	3	8	304	1,570	19	118	2,291
May 2012	220	10	345	0	292	1,055	0	5	1,927
University Endowment Lands									
May 2013	8	0	0	0	7	327	0	281	623
May 2012	5	0	0	0	16	172	0	107	300
Vancouver City									
May 2013	1,125	130	18	1	92	4,185	340	1,441	7,332
May 2012	818	92	799	1	275	3,978	274	532	6,769
West Vancouver									
May 2013	206	0	0	0	6	39	0	271	522
May 2012	184	0	0	0	17	18	0	130	349
White Rock									
May 2013	47	2	0	0	10	102	1	24	186
May 2012	27	0	60	0	15	124	0	0	226
Indian Reserves									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	103	0	0	103
Vancouver CMA									
May 2013	3,621	380	55	33	1,854	13,311	416	2,817	22,487
May 2012	3,240	268	2,346	29	2,292	11,761	330	1,411	21,677

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
May 2013	22	8	0	0	0	335	0	0	365
May 2012	3	4	0	0	13	159	0	0	179
Delta									
May 2013	6	4	0	0	0	0	0	4	14
May 2012	6	0	2	0	0	0	0	0	8
Langley									
May 2013	30	0	0	2	10	0	2	16	60
May 2012	26	0	44	4	10	51	2	0	137
Maple Ridge / Pitt Meadows									
May 2013	12	2	0	0	0	77	0	0	91
May 2012	17	0	0	0	19	0	0	0	36
New Westminster									
May 2013	7	0	0	0	0	0	0	0	7
May 2012	5	0	0	0	30	0	0	0	35
North Vancouver									
May 2013	16	2	0	0	0	0	0	5	23
May 2012	3	2	12	1	2	0	0	0	20
Richmond									
May 2013	35	0	0	0	4	92	2	5	138
May 2012	2	0	4	1	41	0	0	0	48
Surrey									
May 2013	91	2	8	0	113	362	9	30	615
May 2012	78	0	46	0	113	0	14	0	251
Tri-Cities									
May 2013	16	6	0	0	0	0	0	7	29
May 2012	6	6	22	0	0	166	0	30	230
University Endowment Lands									
May 2013	1	0	0	0	0	0	0	0	1
May 2012	1	0	0	0	0	0	0	0	1
Vancouver City									
May 2013	127	6	0	1	10	86	43	54	327
May 2012	13	4	16	0	35	189	3	130	390
West Vancouver									
May 2013	16	0	0	0	6	0	0	0	22
May 2012	13	2	0	0	0	0	0	0	15
White Rock									
May 2013	4	0	0	0	0	94	0	4	102
May 2012	0	0	2	0	0	0	0	0	2
Indian Reserves									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	1	0	0	0	0	0	0	0	1
Vancouver CMA									
May 2013	383	30	8	3	143	1,046	56	125	1,794
May 2012	178	18	148	6	263	565	19	160	1,357

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
May 2013	136	42	0	0	31	205	n/a	n/a	414
May 2012	62	20	0	0	36	309	n/a	n/a	427
Delta									
May 2013	18	4	2	0	2	5	n/a	n/a	31
May 2012	6	2	0	0	12	9	n/a	n/a	29
Langley									
May 2013	53	2	26	8	47	80	n/a	n/a	216
May 2012	48	0	152	6	47	162	n/a	n/a	415
Maple Ridge / Pitt Meadows									
May 2013	124	2	0	0	52	66	n/a	n/a	244
May 2012	102	0	0	0	16	16	n/a	n/a	134
New Westminster									
May 2013	26	0	0	0	13	47	n/a	n/a	86
May 2012	19	2	0	0	32	66	n/a	n/a	119
North Vancouver									
May 2013	38	4	23	3	51	151	n/a	n/a	270
May 2012	12	5	26	1	26	170	n/a	n/a	240
Richmond									
May 2013	217	2	105	0	58	105	n/a	n/a	487
May 2012	45	7	22	1	65	23	n/a	n/a	163
Surrey									
May 2013	282	0	90	0	295	301	n/a	n/a	968
May 2012	227	0	54	0	195	458	n/a	n/a	934
Tri-Cities									
May 2013	59	18	31	0	70	197	n/a	n/a	375
May 2012	27	4	46	0	28	168	n/a	n/a	273
University Endowment Lands									
May 2013	0	0	0	0	3	30	n/a	n/a	33
May 2012	1	0	0	0	2	11	n/a	n/a	14
Vancouver City									
May 2013	365	53	127	3	91	431	n/a	n/a	1,070
May 2012	131	25	58	0	96	293	n/a	n/a	603
West Vancouver									
May 2013	19	2	0	0	5	0	n/a	n/a	26
May 2012	18	2	0	0	0	2	n/a	n/a	22
White Rock									
May 2013	6	0	6	0	6	45	n/a	n/a	63
May 2012	1	0	8	0	0	3	n/a	n/a	12
Indian Reserves									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
May 2013	1,351	129	412	14	724	1,663	n/a	n/a	4,293
May 2012	706	67	366	8	555	1,690	n/a	n/a	3,392

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
May 2013	28	10	0	0	3	295	n/a	n/a	336
May 2012	2	5	0	0	13	134	n/a	n/a	154
Delta									
May 2013	8	4	2	0	3	2	n/a	n/a	19
May 2012	3	0	2	0	5	0	n/a	n/a	10
Langley									
May 2013	25	0	8	4	26	12	n/a	n/a	75
May 2012	19	0	40	2	11	27	n/a	n/a	99
Maple Ridge / Pitt Meadows									
May 2013	21	0	0	0	1	11	n/a	n/a	33
May 2012	15	0	0	0	25	6	n/a	n/a	46
New Westminster									
May 2013	10	0	0	0	4	5	n/a	n/a	19
May 2012	1	0	0	0	3	9	n/a	n/a	13
North Vancouver									
May 2013	7	0	2	0	1	2	n/a	n/a	12
May 2012	1	2	4	0	0	13	n/a	n/a	20
Richmond									
May 2013	29	1	10	0	1	92	n/a	n/a	133
May 2012	2	1	4	1	42	0	n/a	n/a	50
Surrey									
May 2013	80	2	6	0	111	348	n/a	n/a	547
May 2012	94	0	34	0	99	27	n/a	n/a	254
Tri-Cities									
May 2013	19	3	12	0	12	4	n/a	n/a	50
May 2012	7	5	18	0	16	90	n/a	n/a	136
University Endowment Lands									
May 2013	1	0	0	0	1	0	n/a	n/a	2
May 2012	1	0	0	0	0	4	n/a	n/a	5
Vancouver City									
May 2013	104	9	26	0	20	132	n/a	n/a	291
May 2012	13	8	6	0	27	262	n/a	n/a	316
West Vancouver									
May 2013	18	0	0	0	5	0	n/a	n/a	23
May 2012	10	0	0	0	0	0	n/a	n/a	10
White Rock									
May 2013	3	0	0	0	1	67	n/a	n/a	71
May 2012	0	0	4	0	0	2	n/a	n/a	6
Indian Reserves									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	1	0	0	0	0	0	n/a	n/a	1
Vancouver CMA									
May 2013	353	29	66	4	189	970	n/a	n/a	1,611
May 2012	173	21	112	3	241	574	n/a	n/a	1,124

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	3	0	0	0	0	0	0	1	3	-66.7
Burnaby - Mountain	0	0	0	0	0	0	0	104	0	104	-100.0
Burnaby - North	9	13	0	0	0	0	239	0	248	13	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	4	0	0	0	0	0	0	4	4	0.0
Burnaby - Central Park	2	3	4	0	0	0	0	0	6	3	100.0
Burnaby - Remainder	11	14	0	8	0	0	0	0	11	22	-50.0
Burnaby Total	26	34	4	8	0	0	239	104	269	146	84.2
Coquitlam	28	24	8	0	4	38	13	102	53	164	-67.7
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	4	0	0	4	0	0	0	0	4	4	0.0
Delta - North	1	2	18	14	0	5	1	12	20	33	-39.4
Delta	7	2	18	18	0	5	1	12	26	37	-29.7
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	31	16	0	0	12	62	5	28	48	106	-54.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	11	2	0	22	0	0	0	45	11	**
New Westminster	1	11	0	0	0	0	0	0	1	11	-90.9
North Vancouver City	1	1	2	4	0	0	1	6	4	11	-63.6
North Vancouver DM	8	3	0	0	0	0	2	6	10	9	11.1
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	2	0	2	0	0	7	1	67	5	74	-93.2
Port Moody	0	2	0	0	0	0	0	0	0	2	-100.0
Richmond	35	28	6	6	3	6	133	243	177	283	-37.5
Surrey - South	17	36	0	0	0	56	35	8	52	100	-48.0
Surrey - Cloverdale	5	15	0	0	23	4	1	2	29	21	38.1
Surrey - North	27	28	0	0	30	65	15	12	72	105	-31.4
Surrey - Guildford	2	0	0	0	0	26	0	6	2	32	-93.8
Surrey - Whalley	10	11	0	0	0	0	3	4	13	15	-13.3
Surrey Total	61	90	0	0	53	151	54	32	168	273	-38.5
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	134	0	134	-100.0
Vancouver - Downtown	0	0	0	0	0	0	0	194	0	194	-100.0
Vancouver - Kitsilano	1	2	0	4	0	0	0	3	1	9	-88.9
Vancouver - False Creek	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	10	0	11	-100.0
Vancouver - Kerrisdale	4	6	0	0	0	0	0	2	4	8	-50.0
Vancouver - Marpole	3	1	0	0	0	0	0	2	3	3	0.0
Vancouver - Eastside	103	32	2	2	0	15	189	55	294	104	182.7
Vancouver - Mt. Pleasant	0	0	0	2	0	0	8	0	8	2	**
Vancouver - Strath/Grand	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Westside	28	42	0	0	0	0	97	33	125	75	66.7
Vancouver Total	139	85	4	8	0	15	294	433	437	541	-19.2
West Vancouver	9	9	0	4	0	0	0	0	9	13	-30.8
White Rock	1	8	0	0	5	0	1	0	7	8	-12.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	371	327	46	48	99	284	744	1,033	1,260	1,692	-25.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	4	1	0	0	0	0	0	0	4	1	**
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	6	0	0	0	0	1	0	5	6	-16.7
Burnaby - Mountain	0	0	0	0	0	0	0	104	0	104	-100.0
Burnaby - North	22	43	0	6	0	0	607	0	629	49	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	0	0	1	1	0.0
Burnaby - South & East	13	13	10	6	0	0	0	0	23	19	21.1
Burnaby - Central Park	11	7	4	4	0	0	249	544	264	555	-52.4
Burnaby - Remainder	47	50	14	20	0	0	0	0	61	70	-12.9
Burnaby Total	94	114	28	36	0	0	856	648	978	798	22.6
Coquitlam	129	91	36	4	80	141	235	416	480	652	-26.4
Delta - Tsawwassen	10	7	0	0	0	0	2	2	12	9	33.3
Delta - Ladner	22	5	0	4	0	0	2	0	24	9	166.7
Delta - North	13	6	46	32	0	18	12	20	71	76	-6.6
Delta	45	18	46	36	0	18	16	22	107	94	13.8
Langley City	3	3	0	0	5	0	0	0	8	3	166.7
Langley District	100	71	0	4	87	168	99	82	286	325	-12.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	89	77	4	0	22	9	0	120	115	206	-44.2
New Westminster	17	26	6	2	70	0	0	340	93	368	-74.7
North Vancouver City	11	10	4	10	0	7	386	214	401	241	66.4
North Vancouver DM	40	23	0	0	0	0	27	50	67	73	-8.2
Pitt Meadows	1	1	0	0	0	0	0	0	1	1	0.0
Port Coquitlam	16	2	2	0	67	36	54	103	139	141	-1.4
Port Moody	4	5	0	0	0	13	0	185	4	203	-98.0
Richmond	92	124	10	14	60	53	361	485	523	676	-22.6
Surrey - South	86	146	0	22	139	144	96	46	321	358	-10.3
Surrey - Cloverdale	39	43	0	20	139	160	121	12	299	235	27.2
Surrey - North	131	143	2	0	125	236	52	108	310	487	-36.3
Surrey - Guildford	10	3	0	0	7	50	53	14	70	67	4.5
Surrey - Whalley	48	32	0	0	4	11	76	24	128	67	91.0
Surrey Total	314	367	2	42	414	601	398	204	1,128	1,214	-7.1
University Endowment Lands	1	1	0	0	7	0	513	0	521	1	**
Vancouver - West End	0	0	4	0	0	0	5	134	9	134	-93.3
Vancouver - Downtown	0	0	0	0	0	0	155	595	155	595	-73.9
Vancouver - Kitsilano	6	2	8	4	0	0	6	56	20	62	-67.7
Vancouver - False Creek	0	1	0	0	0	0	288	558	288	559	-48.5
Vancouver - Granville/Oak	3	1	0	2	0	4	5	13	8	20	-60.0
Vancouver - Kerrisdale	23	13	0	0	0	0	1	6	24	19	26.3
Vancouver - Marpole	20	8	6	0	0	0	4	13	30	21	42.9
Vancouver - Eastside	335	134	22	16	21	35	307	451	685	636	7.7
Vancouver - Mt. Pleasant	0	0	10	12	0	0	66	0	76	12	**
Vancouver - Strath/Grand	1	2	10	4	3	9	260	0	274	15	**
Vancouver - Westside	122	134	0	0	0	0	114	69	236	203	16.3
Vancouver Total	510	295	60	38	24	48	1,211	1,895	1,805	2,276	-20.7
West Vancouver	52	54	0	12	0	0	0	148	52	214	-75.7
White Rock	12	14	2	0	5	5	8	143	27	162	-83.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,538	1,303	200	198	841	1,099	4,165	5,055	6,744	7,655	-11.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	104	0	0
Burnaby - North	0	0	0	0	239	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	239	104	0	0
Coquitlam	4	38	0	0	0	102	13	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	5	0	0	0	12	1	0
Delta	0	5	0	0	0	12	1	0
Langley City	0	0	0	0	0	0	0	0
Langley District	12	62	0	0	0	28	5	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	6	1	0
North Vancouver DM	0	0	0	0	0	6	2	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	7	0	0	0	67	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	3	6	0	0	125	243	8	0
Surrey - South	0	56	0	0	33	8	2	0
Surrey - Cloverdale	23	4	0	0	0	2	1	0
Surrey - North	30	65	0	0	0	12	15	0
Surrey - Guildford	0	26	0	0	0	6	0	0
Surrey - Whalley	0	0	0	0	0	4	3	0
Surrey Total	53	151	0	0	33	32	21	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	134	0	0
Vancouver - Downtown	0	0	0	0	0	194	0	0
Vancouver - Kitsilano	0	0	0	0	0	3	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	10	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	0	2	0	0
Vancouver - Eastside	0	15	0	0	145	52	44	3
Vancouver - Mt. Pleasant	0	0	0	0	8	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	33	97	0
Vancouver Total	0	15	0	0	153	430	141	3
West Vancouver	0	0	0	0	0	0	0	0
White Rock	5	0	0	0	0	0	1	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	99	284	0	0	550	1,030	194	3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	104	0	0
Burnaby - North	0	0	0	0	607	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	249	544	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	856	648	0	0
Coquitlam	80	141	0	0	196	410	39	6
Delta - Tsawwassen	0	0	0	0	0	2	2	0
Delta - Ladner	0	0	0	0	0	0	2	0
Delta - North	0	18	0	0	0	20	12	0
Delta	0	18	0	0	0	22	16	0
Langley City	5	0	0	0	0	0	0	0
Langley District	87	168	0	0	66	82	33	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	9	0	0	0	120	0	0
New Westminster	70	0	0	0	0	340	0	0
North Vancouver City	0	7	0	0	360	214	26	0
North Vancouver DM	0	0	0	0	0	50	27	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	67	36	0	0	46	103	8	0
Port Moody	0	13	0	0	0	185	0	0
Richmond	60	53	0	0	340	485	21	0
Surrey - South	139	144	0	0	83	46	13	0
Surrey - Cloverdale	139	160	0	0	112	12	9	0
Surrey - North	125	236	0	0	0	108	52	0
Surrey - Guildford	7	50	0	0	49	14	4	0
Surrey - Whalley	4	11	0	0	62	24	14	0
Surrey Total	414	601	0	0	306	204	92	0
University Endowment Lands	7	0	0	0	232	0	281	0
Vancouver - West End	0	0	0	0	5	134	0	0
Vancouver - Downtown	0	0	0	0	155	595	0	0
Vancouver - Kitsilano	0	0	0	0	4	56	2	0
Vancouver - False Creek	0	0	0	0	198	558	90	0
Vancouver - Granville/Oak	0	4	0	0	4	13	1	0
Vancouver - Kerrisdale	0	0	0	0	0	6	1	0
Vancouver - Marpole	0	0	0	0	0	12	4	1
Vancouver - Eastside	21	35	0	0	155	445	152	6
Vancouver - Mt. Pleasant	0	0	0	0	66	0	0	0
Vancouver - Strath/Grand	3	9	0	0	0	0	260	0
Vancouver - Westside	0	0	0	0	2	66	112	3
Vancouver Total	24	48	0	0	589	1,885	622	10
West Vancouver	0	0	0	0	0	18	0	130
White Rock	5	5	0	0	0	143	8	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	841	1,099	0	0	2,991	4,909	1,174	146

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Table 2.4: Starts by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	3	0	0	0	0	1	3
Burnaby - Mountain	0	0	0	104	0	0	0	104
Burnaby - North	9	13	239	0	0	0	248	13
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	4	0	0	0	0	4	4
Burnaby - Central Park	6	3	0	0	0	0	6	3
Burnaby - Remainder	11	22	0	0	0	0	11	22
Burnaby Total	30	42	239	104	0	0	269	146
Coquitlam	36	72	4	92	13	0	53	164
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	4	4	0	0	0	0	4	4
Delta - North	19	20	0	13	1	0	20	33
Delta	25	24	0	13	1	0	26	37
Langley City	0	0	0	0	0	0	0	0
Langley District	27	40	15	65	6	1	48	106
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	19	11	24	0	2	0	45	11
New Westminster	1	11	0	0	0	0	1	11
North Vancouver City	3	11	0	0	1	0	4	11
North Vancouver DM	8	9	0	0	2	0	10	9
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	4	12	0	62	1	0	5	74
Port Moody	0	2	0	0	0	0	0	2
Richmond	39	64	130	217	8	2	177	283
Surrey - South	16	44	33	56	3	0	52	100
Surrey - Cloverdale	4	11	23	4	2	6	29	21
Surrey - North	27	37	30	65	15	3	72	105
Surrey - Guildford	2	6	0	26	0	0	2	32
Surrey - Whalley	10	14	0	0	3	1	13	15
Surrey Total	59	112	86	151	23	10	168	273
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	134	0	0	0	134
Vancouver - Downtown	0	0	0	194	0	0	0	194
Vancouver - Kitsilano	1	9	0	0	0	0	1	9
Vancouver - False Creek	0	1	0	0	0	0	0	1
Vancouver - Granville/Oak	0	6	0	4	0	1	0	11
Vancouver - Kerrisdale	2	8	0	0	2	0	4	8
Vancouver - Marpole	0	2	0	0	3	1	3	3
Vancouver - Eastside	71	74	145	15	78	15	294	104
Vancouver - Mt. Pleasant	0	2	8	0	0	0	8	2
Vancouver - Strath/Grand	2	0	0	0	0	0	2	0
Vancouver - Westside	22	37	0	29	103	9	125	75
Vancouver Total	98	139	153	376	186	26	437	541
West Vancouver	9	9	0	4	0	0	9	13
White Rock	1	8	5	0	1	0	7	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	360	569	656	1,084	244	39	1,260	1,692

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	3	1	0	0	1	0	4	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	6	0	0	1	0	5	6
Burnaby - Mountain	0	0	0	104	0	0	0	104
Burnaby - North	22	47	607	2	0	0	629	49
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	1
Burnaby - South & East	23	19	0	0	0	0	23	19
Burnaby - Central Park	15	11	249	544	0	0	264	555
Burnaby - Remainder	61	70	0	0	0	0	61	70
Burnaby Total	122	148	856	650	0	0	978	798
Coquitlam	135	230	294	416	51	6	480	652
Delta - Tsawwassen	10	9	0	0	2	0	12	9
Delta - Ladner	22	9	0	0	2	0	24	9
Delta - North	55	42	4	34	12	0	71	76
Delta	87	60	4	34	16	0	107	94
Langley City	3	3	5	0	0	0	8	3
Langley District	84	142	164	174	38	9	286	325
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	87	77	26	129	2	0	115	206
New Westminster	21	28	72	340	0	0	93	368
North Vancouver City	13	29	360	209	28	3	401	241
North Vancouver DM	40	49	0	24	27	0	67	73
Pitt Meadows	1	1	0	0	0	0	1	1
Port Coquitlam	18	20	113	121	8	0	139	141
Port Moody	4	5	0	198	0	0	4	203
Richmond	92	233	407	441	24	2	523	676
Surrey - South	83	192	222	166	16	0	321	358
Surrey - Cloverdale	28	42	251	180	20	13	299	235
Surrey - North	126	239	127	236	57	12	310	487
Surrey - Guildford	10	17	56	50	4	0	70	67
Surrey - Whalley	48	55	66	11	14	1	128	67
Surrey Total	295	545	722	643	111	26	1,128	1,214
University Endowment Lands	1	1	239	0	281	0	521	1
Vancouver - West End	4	0	5	134	0	0	9	134
Vancouver - Downtown	0	0	155	595	0	0	155	595
Vancouver - Kitsilano	14	12	4	50	2	0	20	62
Vancouver - False Creek	0	1	198	558	90	0	288	559
Vancouver - Granville/Oak	2	8	4	11	2	1	8	20
Vancouver - Kerrisdale	18	19	0	0	6	0	24	19
Vancouver - Marpole	21	17	0	0	9	4	30	21
Vancouver - Eastside	219	269	176	306	290	61	685	636
Vancouver - Mt. Pleasant	10	12	66	0	0	0	76	12
Vancouver - Strath/Grand	11	6	3	9	260	0	274	15
Vancouver - Westside	93	137	2	32	141	34	236	203
Vancouver Total	392	481	613	1,695	800	100	1,805	2,276
West Vancouver	52	54	0	30	0	130	52	214
White Rock	14	42	5	120	8	0	27	162
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,468	2,155	3,880	5,224	1,396	276	6,744	7,655

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	4	0	0	0	0	0	0	0	4	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	2	2	0	0	0	185	0	193	2	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	0	0	2	0	0	0	0	3	2	50.0
Burnaby - Central Park	0	0	0	0	0	0	0	98	0	98	-100.0
Burnaby - Remainder	13	1	6	2	0	13	150	61	169	77	119.5
Burnaby Total	22	3	8	4	0	13	335	159	365	179	103.9
Coquitlam	15	6	6	6	0	0	7	46	28	58	-51.7
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	2	0	0	0	0	0	0	0	2	0	n/a
Delta - North	4	6	4	0	0	0	4	2	12	8	50.0
Delta	6	6	4	0	0	0	4	2	14	8	75.0
Langley City	0	0	0	0	0	0	0	51	0	51	-100.0
Langley District	34	32	0	0	10	10	16	44	60	86	-30.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	11	17	0	0	0	19	77	0	88	36	144.4
New Westminster	7	5	0	0	0	30	0	0	7	35	-80.0
North Vancouver City	2	2	2	4	0	0	1	4	5	10	-50.0
North Vancouver DM	14	2	0	0	0	0	4	8	18	10	80.0
Pitt Meadows	1	0	2	0	0	0	0	0	3	0	n/a
Port Coquitlam	1	0	0	0	0	0	0	172	1	172	-99.4
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	37	3	4	32	0	9	97	4	138	48	187.5
Surrey - South	38	16	2	10	57	21	13	6	110	53	107.5
Surrey - Cloverdale	19	15	0	6	16	14	3	4	38	39	-2.6
Surrey - North	33	54	0	0	34	40	11	28	78	122	-36.1
Surrey - Guildford	1	1	0	0	3	0	0	0	4	1	**
Surrey - Whalley	9	6	0	0	11	22	365	8	385	36	**
Surrey Total	100	92	2	16	121	97	392	46	615	251	145.0
University Endowment Lands	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	108	0	108	-100.0
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	129	0	129	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	49	0	49	-100.0
Vancouver - Kerrisdale	7	0	0	0	0	0	0	0	7	0	n/a
Vancouver - Marpole	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - Eastside	126	4	10	0	0	0	135	7	271	11	**
Vancouver - Mt. Pleasant	0	0	2	4	0	0	0	0	2	4	-50.0
Vancouver - Strath/Grand	1	1	0	0	4	0	0	0	5	1	**
Vancouver - Westside	34	11	0	0	0	35	5	42	39	88	-55.7
Vancouver Total	171	16	12	4	4	35	140	335	327	390	-16.2
West Vancouver	16	13	6	2	0	0	0	0	22	15	46.7
White Rock	4	0	0	0	0	0	98	2	102	2	**
Indian Reserves	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver CMA	442	203	46	68	135	213	1,171	873	1,794	1,357	32.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Anmore	4	3	0	0	0	0	0	0	4	3	33.3
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	3	4	0	0	0	0	0	0	3	4	-25.0
Burnaby - Mountain	2	0	0	0	0	0	75	0	77	0	n/a
Burnaby - North	32	25	2	0	0	0	203	47	237	72	**
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	16	17	4	8	0	12	72	37	92	74	24.3
Burnaby - Central Park	7	9	0	0	0	0	0	98	7	107	-93.5
Burnaby - Remainder	49	43	20	16	0	131	210	403	279	593	-53.0
Burnaby Total	106	95	26	24	0	143	560	585	692	847	-18.3
Coquitlam	139	96	18	6	82	148	399	517	638	767	-16.8
Delta - Tsawwassen	11	2	2	0	0	0	1	0	14	2	**
Delta - Ladner	18	9	0	0	0	0	5	2	23	11	109.1
Delta - North	18	17	12	24	0	50	13	14	43	105	-59.0
Delta	47	28	14	24	0	50	19	16	80	118	-32.2
Langley City	0	1	0	0	0	0	0	51	0	52	-100.0
Langley District	150	102	2	2	105	113	220	166	477	383	24.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	78	106	0	10	24	114	77	0	179	230	-22.2
New Westminster	21	18	2	0	0	53	0	116	23	187	-87.7
North Vancouver City	10	10	8	10	12	0	33	228	63	248	-74.6
North Vancouver DM	31	22	0	2	24	9	33	90	88	123	-28.5
Pitt Meadows	8	3	2	0	0	0	0	0	10	3	**
Port Coquitlam	10	4	0	0	18	0	37	302	65	306	-78.8
Port Moody	3	4	0	0	23	0	0	0	26	4	**
Richmond	146	23	4	52	30	69	718	231	898	375	139.5
Surrey - South	140	105	14	18	125	119	33	122	312	364	-14.3
Surrey - Cloverdale	57	57	0	18	128	90	13	158	198	323	-38.7
Surrey - North	172	218	2	0	228	145	271	136	673	499	34.9
Surrey - Guildford	4	4	0	0	3	22	2	0	9	26	-65.4
Surrey - Whalley	54	31	0	2	11	40	374	20	439	93	**
Surrey Total	427	415	16	38	495	416	693	436	1,631	1,305	25.0
University Endowment Lands	4	1	0	0	16	0	90	0	110	1	**
Vancouver - West End	0	0	0	0	0	0	0	81	0	81	-100.0
Vancouver - Downtown	0	1	0	0	0	0	156	548	156	549	-71.6
Vancouver - Kitsilano	2	3	10	6	0	21	6	4	18	34	-47.1
Vancouver - False Creek	0	1	0	0	0	0	280	129	280	130	115.4
Vancouver - Granville/Oak	3	2	0	0	9	6	2	51	14	59	-76.3
Vancouver - Kerrisdale	20	7	0	0	0	0	1	2	21	9	133.3
Vancouver - Marpole	17	9	2	2	0	0	5	3	24	14	71.4
Vancouver - Eastside	311	78	30	14	55	64	683	299	1,079	455	137.1
Vancouver - Mt. Pleasant	0	1	16	6	0	0	102	251	118	258	-54.3
Vancouver - Strath/Grand	2	6	0	2	13	0	0	0	15	8	87.5
Vancouver - Westside	131	48	0	0	0	59	17	63	148	170	-12.9
Vancouver Total	486	156	58	30	77	150	1,252	1,431	1,873	1,767	6.0
West Vancouver	41	62	6	8	0	3	0	0	47	73	-35.6
White Rock	22	7	0	0	5	0	128	12	155	19	**
Indian Reserves	0	1	0	0	0	0	103	0	103	1	**
Vancouver CMA	1,736	1,162	156	206	911	1,268	4,362	4,181	7,165	6,817	5.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	185	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	98	0	0
Burnaby - Remainder	0	13	0	0	150	61	0	0
Burnaby Total	0	13	0	0	335	159	0	0
Coquitlam	0	0	0	0	0	16	7	30
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	2	4	0
Delta	0	0	0	0	0	2	4	0
Langley City	0	0	0	0	0	51	0	0
Langley District	10	10	0	0	0	44	16	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	19	0	0	77	0	0	0
New Westminster	0	30	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	4	1	0
North Vancouver DM	0	0	0	0	0	8	4	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	172	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	9	0	0	92	4	5	0
Surrey - South	57	21	0	0	0	6	13	0
Surrey - Cloverdale	16	14	0	0	0	4	3	0
Surrey - North	34	40	0	0	0	28	11	0
Surrey - Guildford	3	0	0	0	0	0	0	0
Surrey - Whalley	11	22	0	0	362	8	3	0
Surrey Total	121	97	0	0	362	46	30	0
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	108	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	129
Vancouver - Granville/Oak	0	0	0	0	0	49	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	86	6	49	1
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	4	0	0	0	0	0	0	0
Vancouver - Westside	0	35	0	0	0	42	5	0
Vancouver Total	4	35	0	0	86	205	54	130
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	94	2	4	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	135	213	0	0	1,046	713	125	160

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	75	0	0	0
Burnaby - North	0	0	0	0	203	47	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	12	0	0	72	37	0	0
Burnaby - Central Park	0	0	0	0	0	98	0	0
Burnaby - Remainder	0	131	0	0	210	403	0	0
Burnaby Total	0	143	0	0	560	585	0	0
Coquitlam	82	148	0	0	325	486	74	31
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	2	2	3	0
Delta - North	0	50	0	0	0	14	13	0
Delta	0	50	0	0	2	16	17	0
Langley City	0	0	0	0	0	51	0	0
Langley District	105	113	0	0	166	166	54	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	24	114	0	0	77	0	0	0
New Westminster	0	53	0	0	0	92	0	24
North Vancouver City	12	0	0	0	0	228	33	0
North Vancouver DM	24	9	0	0	24	90	9	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	18	0	0	0	30	302	7	0
Port Moody	23	0	0	0	0	0	0	0
Richmond	12	69	18	0	590	151	128	80
Surrey - South	125	119	0	0	0	122	33	0
Surrey - Cloverdale	128	90	0	0	0	158	13	0
Surrey - North	228	145	0	0	96	100	175	36
Surrey - Guildford	3	22	0	0	0	0	2	0
Surrey - Whalley	11	40	0	0	362	20	12	0
Surrey Total	495	416	0	0	458	400	235	36
University Endowment Lands	16	0	0	0	90	0	0	0
Vancouver - West End	0	0	0	0	0	81	0	0
Vancouver - Downtown	0	0	0	0	156	548	0	0
Vancouver - Kitsilano	0	21	0	0	6	4	0	0
Vancouver - False Creek	0	0	0	0	133	0	147	129
Vancouver - Granville/Oak	9	6	0	0	0	51	2	0
Vancouver - Kerrisdale	0	0	0	0	0	2	1	0
Vancouver - Marpole	0	0	0	0	0	2	5	1
Vancouver - Eastside	55	64	0	0	537	289	146	10
Vancouver - Mt. Pleasant	0	0	0	0	102	251	0	0
Vancouver - Strath/Grand	13	0	0	0	0	0	0	0
Vancouver - Westside	0	59	0	0	0	62	17	1
Vancouver Total	77	150	0	0	934	1,290	318	141
West Vancouver	0	3	0	0	0	0	0	0
White Rock	5	0	0	0	115	12	13	0
Indian Reserves	0	0	0	0	103	0	0	0
Vancouver CMA	893	1,268	18	0	3,474	3,869	888	312

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Table 3.4: Completions by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	4	0	0	0	0	0	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	2	185	0	0	0	193	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	2	0	0	0	0	3	2
Burnaby - Central Park	0	0	0	98	0	0	0	98
Burnaby - Remainder	19	3	150	74	0	0	169	77
Burnaby Total	30	7	335	172	0	0	365	179
Coquitlam	21	28	0	0	7	30	28	58
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	2	0	0	0	0	0	2	0
Delta - North	8	8	0	0	4	0	12	8
Delta	10	8	0	0	4	0	14	8
Langley City	0	0	0	51	0	0	0	51
Langley District	30	70	12	14	18	2	60	86
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	17	77	19	0	0	88	36
New Westminster	7	5	0	30	0	0	7	35
North Vancouver City	4	7	0	3	1	0	5	10
North Vancouver DM	14	10	0	0	4	0	18	10
Pitt Meadows	3	0	0	0	0	0	3	0
Port Coquitlam	1	6	0	166	0	0	1	172
Port Moody	0	0	0	0	0	0	0	0
Richmond	35	6	96	42	7	0	138	48
Surrey - South	40	22	57	31	13	0	110	53
Surrey - Cloverdale	12	13	16	20	10	6	38	39
Surrey - North	39	74	26	40	13	8	78	122
Surrey - Guildford	1	1	3	0	0	0	4	1
Surrey - Whalley	9	14	373	22	3	0	385	36
Surrey Total	101	124	475	113	39	14	615	251
University Endowment Lands	1	1	0	0	0	0	1	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	108	0	0	0	108
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	0	0	0	129	0	129
Vancouver - Granville/Oak	0	0	0	49	0	0	0	49
Vancouver - Kerrisdale	5	0	0	0	2	0	7	0
Vancouver - Marpole	2	0	0	0	0	0	2	0
Vancouver - Eastside	92	7	93	0	86	4	271	11
Vancouver - Mt. Pleasant	2	4	0	0	0	0	2	4
Vancouver - Strath/Grand	1	1	4	0	0	0	5	1
Vancouver - Westside	30	21	0	67	9	0	39	88
Vancouver Total	133	33	97	224	97	133	327	390
West Vancouver	16	15	6	0	0	0	22	15
White Rock	4	2	94	0	4	0	102	2
Indian Reserves	0	1	0	0	0	0	0	1
Vancouver CMA	421	344	1,192	834	181	179	1,794	1,357

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Belcarra													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Bowen Island													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2013	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2012	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
Burnaby													
May 2013	1	3.6	1	3.6	7	25.0	14	50.0	5	17.9	28	1,213,000	1,206,279
May 2012	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2013	1	1.5	2	3.0	18	27.3	34	51.5	11	16.7	66	1,109,000	1,176,461
Year-to-date 2012	1	0.9	2	1.9	34	31.8	65	60.7	5	4.7	107	1,018,000	1,080,261
Coquitlam													
May 2013	0	0.0	0	0.0	4	23.5	12	70.6	1	5.9	17	1,101,000	1,119,882
May 2012	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	--	--
Year-to-date 2013	0	0.0	22	19.1	64	55.7	25	21.7	4	3.5	115	845,000	920,766
Year-to-date 2012	0	0.0	23	25.3	55	60.4	13	14.3	0	0.0	91	817,000	851,279
Delta													
May 2013	0	0.0	1	12.5	2	25.0	4	50.0	1	12.5	8	--	--
May 2012	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2013	0	0.0	4	9.5	17	40.5	20	47.6	1	2.4	42	999,500	1,013,183
Year-to-date 2012	1	3.6	5	17.9	17	60.7	3	10.7	2	7.1	28	828,460	907,501
Langley City													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Langley District													
May 2013	7	24.1	7	24.1	4	13.8	7	24.1	4	13.8	29	799,000	984,258
May 2012	3	14.3	10	47.6	5	23.8	2	9.5	1	4.8	21	699,000	802,912
Year-to-date 2013	40	30.5	33	25.2	19	14.5	14	10.7	25	19.1	131	709,900	988,552
Year-to-date 2012	16	22.2	24	33.3	13	18.1	12	16.7	7	9.7	72	699,000	898,208

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
May 2013	15	75.0	4	20.0	1	5.0	0	0.0	0	0.0	20	577,900	581,015
May 2012	14	93.3	1	6.7	0	0.0	0	0.0	0	0.0	15	510,900	518,847
Year-to-date 2013	52	78.8	11	16.7	3	4.5	0	0.0	0	0.0	66	575,900	571,999
Year-to-date 2012	65	75.6	19	22.1	2	2.3	0	0.0	0	0.0	86	560,950	562,095
New Westminster													
May 2013	1	10.0	5	50.0	2	20.0	2	20.0	0	0.0	10	720,000	821,590
May 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	1	5.0	8	40.0	9	45.0	2	10.0	0	0.0	20	773,950	820,895
Year-to-date 2012	2	14.3	4	28.6	6	42.9	2	14.3	0	0.0	14	765,000	760,192
North Vancouver City													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
North Vancouver DM													
May 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	1,898,450	2,001,926
Year-to-date 2012	0	0.0	0	0.0	0	0.0	10	47.6	11	52.4	21	1,560,200	1,668,609
Pitt Meadows													
May 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Port Coquitlam													
May 2013	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	20.0	2	40.0	2	40.0	0	0.0	5	--	--
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	--	--
Port Moody													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Richmond													
May 2013	0	0.0	0	0.0	6	20.7	10	34.5	13	44.8	29	1,340,000	1,558,119
May 2012	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	8	10.3	33	42.3	37	47.4	78	1,476,500	1,645,193
Year-to-date 2012	1	5.9	0	0.0	0	0.0	10	58.8	6	35.3	17	1,363,000	1,458,647

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
May 2013	11	13.8	23	28.8	32	40.0	5	6.3	9	11.3	80	785,400	935,060
May 2012	39	41.5	28	29.8	21	22.3	5	5.3	1	1.1	94	690,958	711,006
Year-to-date 2013	61	16.6	129	35.1	133	36.1	20	5.4	25	6.8	368	748,500	862,542
Year-to-date 2012	127	32.2	149	37.8	90	22.8	14	3.6	14	3.6	394	698,107	746,273
University Endowment Lands													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Vancouver City													
May 2013	0	0.0	0	0.0	4	3.8	48	46.2	52	50.0	104	1,498,000	1,995,750
May 2012	0	0.0	0	0.0	2	15.4	0	0.0	11	84.6	13	3,128,000	3,176,729
Year-to-date 2013	0	0.0	0	0.0	10	4.1	97	39.9	136	56.0	243	1,700,000	2,099,524
Year-to-date 2012	0	0.0	0	0.0	18	11.9	38	25.2	95	62.9	151	2,682,000	2,467,161
West Vancouver													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	3,488,000	3,712,935
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	4,270,000	4,118,300
Year-to-date 2013	1	2.4	0	0.0	0	0.0	0	0.0	40	97.6	41	3,980,000	4,011,793
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	3,450,000	3,709,951
White Rock													
May 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	15	78.9	4	21.1	19	1,395,000	1,511,842
Year-to-date 2012	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Indian Reserves													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
May 2013	36	10.1	42	11.8	63	17.7	105	29.5	110	30.9	356	1,155,500	1,477,125
May 2012	59	33.7	41	23.4	32	18.3	17	9.7	26	14.9	175	724,299	1,139,097
Year-to-date 2013	161	13.1	210	17.0	287	23.3	269	21.8	306	24.8	1,233	950,000	1,324,185
Year-to-date 2012	221	20.7	233	21.8	240	22.4	175	16.4	201	18.8	1,070	809,950	1,215,630

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2013

Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,206,279	--	n/a	1,176,461	1,080,261	8.9
Coquitlam	1,119,882	--	n/a	920,766	851,279	8.2
Delta	--	--	n/a	1,013,183	907,501	11.6
Langley City	--	--	n/a	--	--	n/a
Langley District	984,258	802,912	22.6	988,552	898,208	10.1
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	581,015	518,847	12.0	571,999	562,095	1.8
New Westminster	821,590	--	n/a	820,895	760,192	8.0
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	2,001,926	1,668,609	20.0
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,558,119	--	n/a	1,645,193	1,458,647	12.8
Surrey Total	935,060	711,006	31.5	862,542	746,273	15.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,995,750	3,176,729	-37.2	2,099,524	2,467,161	-14.9
West Vancouver	3,712,935	4,118,300	-9.8	4,011,793	3,709,951	8.1
White Rock	--	--	n/a	1,511,842	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,477,125	1,139,097	29.7	1,324,185	1,215,630	8.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver May 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,607	-13.4	2,516	5,906	5,725	43.9	752,380	-1.3	751,749
	February	2,572	-18.1	2,434	5,698	5,005	48.6	806,094	1.8	789,865
	March	2,919	-29.4	2,316	5,996	4,919	47.1	761,742	-3.1	766,111
	April	2,837	-13.2	2,281	6,200	5,034	45.3	735,315	-9.8	737,424
	May	2,897	-15.6	2,157	7,138	5,061	42.6	732,736	-11.9	710,659
	June	2,398	-27.7	2,101	5,747	5,090	41.3	701,141	-13.3	690,157
	July	2,135	-18.3	2,054	4,944	4,839	42.4	667,462	-12.4	694,803
	August	1,670	-31.0	1,797	4,203	4,875	36.9	725,086	-6.9	729,407
	September	1,536	-33.2	1,973	5,447	5,389	36.6	722,681	-3.8	716,025
	October	1,970	-16.5	2,026	4,451	4,872	41.6	736,732	-4.0	713,814
	November	1,733	-27.6	1,882	2,843	4,647	40.5	682,215	-6.3	717,714
	December	1,171	-31.1	1,908	1,442	4,559	41.9	683,875	-0.8	721,028
2013	January	1,374	-14.5	1,951	5,258	4,772	40.9	748,651	-0.5	746,281
	February	1,822	-29.2	1,857	5,010	4,751	39.1	760,976	-5.6	762,752
	March	2,373	-18.7	2,012	5,024	4,595	43.8	759,340	-0.3	734,879
	April	2,666	-6.0	2,033	6,049	4,453	45.7	739,587	0.6	734,505
	May	2,937	1.4	2,203	5,841	4,295	51.3	772,569	5.4	744,712
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	7,098	-22.3		17,600			775,693	-1.0	
	Q1 2013	5,569	-21.5		15,292			757,238	-2.4	
	YTD 2012	12,832	-19.0		30,938			757,068	-5.4	
	YTD 2013	11,172	-12.9		27,182			757,056	0.0	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	98.4	117.9	1,262	6.9	66.5	870
	February	595	3.20	5.24	98.2	118.4	1,264	6.7	66.3	873
	March	595	3.20	5.24	98.1	119.1	1,266	6.6	66.3	873
	April	607	3.20	5.44	98.1	119.4	1,274	6.3	66.3	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.5	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,282	6.5	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,280	6.9	66.8	854
	August	595	3.10	5.24	98.3	119.4	1,278	6.9	66.5	857
	September	595	3.10	5.24	98.2	119.3	1,277	7.1	66.5	858
	October	595	3.10	5.24	98.3	119.3	1,276	7.1	66.4	862
	November	595	3.10	5.24	97.9	118.9	1,273	7.0	66.1	868
	December	595	3.00	5.24	97.6	118.3	1,271	6.7	65.7	874
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.3	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,274	6.8	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,278	6.8	65.8	893
	May	590	3.00	5.14		119.3	1,278	6.8	65.7	895
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2013	12	0	0	0	0	0	0	66	78
May 2012	24	0	4	0	0	0	1	0	29
% Change	-50.0	n/a	-100.0	n/a	n/a	n/a	-100.0	n/a	169.0
Year-to-date 2013	67	0	0	0	56	0	0	142	265
Year-to-date 2012	93	2	18	0	44	31	4	0	192
% Change	-28.0	-100.0	-100.0	n/a	27.3	-100.0	-100.0	n/a	38.0
UNDER CONSTRUCTION									
May 2013	121	0	0	0	112	0	0	154	387
May 2012	142	4	36	0	160	118	6	0	466
% Change	-14.8	-100.0	-100.0	n/a	-30.0	-100.0	-100.0	n/a	-17.0
COMPLETIONS									
May 2013	16	0	0	0	6	0	0	0	22
May 2012	27	0	18	0	4	0	3	0	52
% Change	-40.7	n/a	-100.0	n/a	50.0	n/a	-100.0	n/a	-57.7
Year-to-date 2013	78	0	0	0	27	0	3	37	145
Year-to-date 2012	80	0	48	1	8	0	6	0	143
% Change	-2.5	n/a	-100.0	-100.0	**	n/a	-50.0	n/a	1.4
COMPLETED & NOT ABSORBED									
May 2013	90	2	2	0	51	26	n/a	n/a	171
May 2012	101	0	8	0	12	2	n/a	n/a	123
% Change	-10.9	n/a	-75.0	n/a	**	**	n/a	n/a	39.0
ABSORBED									
May 2013	22	1	0	0	9	0	n/a	n/a	32
May 2012	19	0	22	0	1	0	n/a	n/a	42
% Change	15.8	n/a	-100.0	n/a	**	n/a	n/a	n/a	-23.8
Year-to-date 2013	104	2	4	0	19	3	n/a	n/a	132
Year-to-date 2012	86	0	46	1	4	0	n/a	n/a	137
% Change	20.9	n/a	-91.3	-100.0	**	n/a	n/a	n/a	-3.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
May 2013	9	0	0	0	0	0	0	66	75
May 2012	14	0	4	0	0	0	0	0	18
Mission DM									
May 2013	3	0	0	0	0	0	0	0	3
May 2012	10	0	0	0	0	0	1	0	11
Indian Reserves									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2013	12	0	0	0	0	0	0	66	78
May 2012	24	0	4	0	0	0	1	0	29
UNDER CONSTRUCTION									
Abbotsford City									
May 2013	90	0	0	0	112	0	0	154	356
May 2012	102	0	36	0	160	118	2	0	418
Mission DM									
May 2013	31	0	0	0	0	0	0	0	31
May 2012	40	4	0	0	0	0	4	0	48
Indian Reserves									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2013	121	0	0	0	112	0	0	154	387
May 2012	142	4	36	0	160	118	6	0	466
COMPLETIONS									
Abbotsford City									
May 2013	9	0	0	0	6	0	0	0	15
May 2012	17	0	18	0	4	0	1	0	40
Mission DM									
May 2013	7	0	0	0	0	0	0	0	7
May 2012	10	0	0	0	0	0	2	0	12
Indian Reserves									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2013	16	0	0	0	6	0	0	0	22
May 2012	27	0	18	0	4	0	3	0	52

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket May 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2013	63	0	2	0	51	26	n/a	n/a	142
May 2012	71	0	8	0	12	2	n/a	n/a	93
Mission DM									
May 2013	27	2	0	0	0	0	n/a	n/a	29
May 2012	30	0	0	0	0	0	n/a	n/a	30
Indian Reserves									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2013	90	2	2	0	51	26	n/a	n/a	171
May 2012	101	0	8	0	12	2	n/a	n/a	123
ABSORBED									
Abbotsford City									
May 2013	14	0	0	0	9	0	n/a	n/a	23
May 2012	12	0	22	0	1	0	n/a	n/a	35
Mission DM									
May 2013	8	1	0	0	0	0	n/a	n/a	9
May 2012	7	0	0	0	0	0	n/a	n/a	7
Indian Reserves									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
May 2013	22	1	0	0	9	0	n/a	n/a	32
May 2012	19	0	22	0	1	0	n/a	n/a	42

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Abbotsford City	9	14	0	0	0	0	66	4	75	18	**
Mission DM	3	11	0	0	0	0	0	0	3	11	-72.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	12	25	0	0	0	0	66	4	78	29	169.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	48	73	0	0	56	44	142	49	246	166	48.2
Mission DM	19	24	0	2	0	0	0	0	19	26	-26.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	67	97	0	2	56	44	142	49	265	192	38.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Abbotsford City	0	0	0	0	0	4	66	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	0	4	66	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	56	44	0	0	0	49	142	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	56	44	0	0	0	49	142	0

Table 2.4: Starts by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Abbotsford City	9	18	0	0	66	0	75	18
Mission DM	3	10	0	0	0	1	3	11
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	28	0	0	66	1	78	29

Table 2.5: Starts by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	48	91	56	75	142	0	246	166
Mission DM	19	22	0	0	0	4	19	26
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	67	113	56	75	142	4	265	192

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Abbotsford City	9	18	0	0	6	4	0	18	15	40	-62.5
Mission DM	7	12	0	0	0	0	0	0	7	12	-41.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	16	30	0	0	6	4	0	18	22	52	-57.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Abbotsford City	51	50	0	0	27	8	37	48	115	106	8.5
Mission DM	30	37	0	0	0	0	0	0	30	37	-18.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	81	87	0	0	27	8	37	48	145	143	1.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Abbotsford City	6	4	0	0	0	18	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	6	4	0	0	0	18	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	27	8	0	0	0	48	37	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	27	8	0	0	0	48	37	0

Table 3.4: Completions by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Abbotsford City	9	35	6	4	0	1	15	40
Mission DM	7	10	0	0	0	2	7	12
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	16	45	6	4	0	3	22	52

Table 3.5: Completions by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Abbotsford City	51	94	27	9	37	3	115	106
Mission DM	27	34	0	0	3	3	30	37
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	78	128	27	9	40	6	145	143

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
May 2013	0	0.0	3	21.4	7	50.0	2	14.3	2	14.3	14	616,450	647,500
May 2012	1	8.3	5	41.7	3	25.0	1	8.3	2	16.7	12	552,300	594,892
Year-to-date 2013	5	6.9	17	23.6	33	45.8	11	15.3	6	8.3	72	604,400	614,162
Year-to-date 2012	2	4.3	22	46.8	11	23.4	3	6.4	9	19.1	47	549,900	611,797
Mission DM													
May 2013	1	12.5	6	75.0	0	0.0	1	12.5	0	0.0	8	--	--
May 2012	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2013	5	15.6	24	75.0	2	6.3	1	3.1	0	0.0	32	467,350	484
Year-to-date 2012	4	10.0	32	80.0	3	7.5	1	2.5	0	0.0	40	469,900	481,40
Indian Reserves													
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
May 2013	1	4.5	9	40.9	7	31.8	3	13.6	2	9.1	22	584,450	590,109
May 2012	2	10.5	10	52.6	4	21.1	1	5.3	2	10.5	19	499,900	551,495
Year-to-date 2013	10	9.6	41	39.4	35	33.7	12	11.5	6	5.8	104	560,030	574,168
Year-to-date 2012	6	6.9	54	62.1	14	16.1	4	4.6	9	10.3	87	510,900	551,846

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2013						
Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Abbotsford City	647,500	594,892	8.8	614,162	611,797	0.4
Mission DM	--	--	n/a	484,181	481,403	0.6
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	590,109	551,495	7.0	574,168	551,846	4.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley May 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	749	-3.1	1,208	2,456	2,269	53.2	469,635	6.4	493,696
	February	1,195	-0.5	1,234	2,586	2,452	50.3	504,441	4.3	494,361
	March	1,320	-23.7	1,175	2,764	2,368	49.6	474,581	-9.9	488,012
	April	1,363	-3.6	1,131	2,882	2,475	45.7	501,059	-6.2	492,953
	May	1,511	-0.1	1,152	2,967	2,307	49.9	484,609	-8.0	476,473
	June	1,389	-7.9	1,151	2,636	2,438	47.2	503,593	0.1	488,561
	July	1,332	6.6	1,165	2,620	2,261	51.5	479,539	-4.8	484,092
	August	1,007	-21.5	982	2,111	2,297	42.8	483,174	-4.8	490,375
	September	791	-28.7	967	2,313	2,432	39.8	495,096	1.2	495,125
	October	984	-9.9	1,011	2,227	2,252	44.9	476,400	-1.6	475,203
	November	840	-19.2	958	1,484	2,233	42.9	441,988	-7.7	463,160
	December	602	-26.2	948	740	2,001	47.4	458,441	-8.1	455,277
2013	January	576	-23.1	878	2,378	2,129	41.2	434,876	-7.4	462,333
	February	867	-27.4	934	2,224	2,198	42.5	470,600	-6.7	475,893
	March	1,039	-21.3	984	2,439	2,169	45.4	483,157	1.8	483,398
	April	1,276	-6.4	969	2,665	2,102	46.1	495,670	-1.1	477,711
	May	1,292	-14.5	981	2,855	2,266	43.3	499,852	3.1	486,072
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,264	-11.9		7,806			484,378	-2.1	
	Q1 2013	2,482	-24.0		7,041			467,566	-3.5	
	YTD 2012	6,138	-7.4		13,655			488,139	-4.4	
	YTD 2013	5,050	-17.7		12,561			482,928	-1.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	97.1	116.8	88	9.9	67.0	775
	February	595	3.20	5.24	96.9	117.2	88	10.2	67.7	787
	March	595	3.20	5.24	96.7	117.9	89	10.1	68.2	801
	April	607	3.20	5.44	96.7	118.2	90	9.2	68.3	798
	May	601	3.20	5.34	96.7	118.6	91	7.8	67.5	797
	June	595	3.20	5.24	96.8	118.2	90	7.3	67.0	790
	July	595	3.10	5.24	96.8	117.9	91	6.9	67.0	799
	August	595	3.10	5.24	96.8	118.1	91	7.5	67.7	800
	September	595	3.10	5.24	96.7	118.1	93	7.4	68.7	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.9	807
	November	595	3.10	5.24	96.4	117.6	93	7.4	69.0	813
	December	595	3.00	5.24	96.1	117.0	92	7.6	68.2	812
2013	January	595	3.00	5.24	96.1	117.1	93	7.3	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.0	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.0	67.9	810
	April	590	3.00	5.14	96.0	117.2	92	7.7	67.9	798
	May	590	3.00	5.14		117.9	92	8.3	68.0	783
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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